



Summer Hill HOA Board Meeting

AGENDA September 9th, 2022 6:30 PM

Meeting location: Bray Educational Center Conference Room

640 Belford Avenue, Grand Junction and Via Zoom Link

Zoom link:

<https://us02web.zoom.us/j/4760325909?pwd=dW54VHFiOW1wNXIxcDF3VTBKSkN0Zz09>

Meeting ID: 476 032 5909

Passcode: 273845

Board Attendees: Janet Hassell, Liz Beerman, Terry Wilson, Renee Paul, Kathy Moran

Guests/Residents:

A. Meeting called to order at:

1. Establish Board Quorum
2. Proof of notice of meeting: email, mailbox posting
3. Approve Minutes from prior meeting June 9, 2022
4. Approval of Financials
 - a. From June meeting Liz met with Kathy White to confirm financials and expense posting. Need to approve financials from June Meeting.
 - b. Approval of Financials through August 2022

B. Old / In Progress Business:

1. ACC – Report Review
 - a) Review of completed and open ACC requests since June meeting
 - b) Critical that we get an owner volunteer for the ACC Committee.
Also looking for a Committee Head for the ACC.
Current board and ACC members will provide all training and information.
Please consider volunteering.
Janet Hassell is the interim point person to receive ACC requests and then delegate to another board member for processing.
2. Tree Trimming – Janet update
 - a) WD Trimming
 - b) Tree maintenance and trimming annual schedule
 - c) ACTION: Janet meeting with City to research whether we need a certified arborist working with SH HOA.
 - d) A Cut Above, Strictly Hedges, WD Yards are being considered as vendors.

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3. WD Landscaping – Terry update
 - a) What has been done, what is coming up.
 - b) Water line break
 - c) Summer Hill Asphalt break status
 - d) Haven Hill at Lanai topography and mediation (swamp or dried out)
 - e) Native grass cutting schedule
 - f) Winter Work
4. Softscape – Renee and Sue Polan update
 - a) Sue has softscape update for Board
5. Meeting Notice Signage: Location will be near West Pond and sign is being reviewed and purchased. – UPDATE from June meeting

C. New Business / Board Activity:

1. Review of hiring an attorney for Summer Hill
2. CC&R (covenants) Compliance and Violation Concerns:
 - a) Board has crafted a Violation Policy and will submit for review to attorney.
 - b) Will be published and voted on at the next regular meeting
 - c) Violation notices and tracking
 - d) Rental covenant (CC&R) in the HOA
3. Standardized template for materials and colors throughout the community including new builds and replacements or updating: roofs, stucco, walls/fences, garage doors, front doors, gates, etc.
4. Re-covering hill at end of Summer Hill Court
5. Renee Paul will be leaving the Board as of October 31, 2022. We need an owner volunteer to fill in at least until April, 2023.

D. New Items Submitted by Residents:

1. Richard Witwer – planting on HOA Common Area
2. Elm seed bugs infestation report and request to cut and poison elm trees that have become prolific in the creek beds.
 - a. CSU extension: recent (2012) infestation in Mesa, Delta and Montrose counties but is rapidly spreading throughout Colorado and Utah. Recommend cutting down trees
 - b. Request for information at City of GJ/Forestry

Motion to adjourn:

Meeting ended at:

Next Meeting Date: November 10, 2022

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