



Summer Hill Homeowners Association  
PO Box 3896 Grand Junction CO 81502  
Janet Hassell, President - 970-263-0910

## ANNUAL MEETING MINUTES

### Organizational Meeting Minutes

14 April 2020

#### BACKGROUND:

Due to the Coronavirus Country shutdown from February through May 2020 the Annual Homeowners Meeting was handled differently this year. Notices were put on the website, on mailboxes in the community and in packets sent to each homeowner. Ballots were included in the packets with an April 10 deadline to record individual votes. Homeowners were invited to comment on the Agenda, place additional names in consideration for the board, and vote. All homeowner comments and recommendations were noted by the board.

As this was the first time the board has assembled since the shutdown, it was designated as both the Annual Meeting as well as the Organizational Meeting for the upcoming 2020-2021 year.

- Opened Meeting at 1:00 via Zoom
  - **Board** attending:  
Janet Hassell, Kathy Moran, Liz Beerman, Jim Finlayson, Sue Polan
  - **Guests** attending:  
None
1. **Call to Order and Quorum Established** (a Quorum of received ballots exceeding 20% of the total ownership)
  2. **Ballot Count**  
Ballot count is as follows: Required 20% of total 164 = 32. Total ballots received = 74
    - a. Red box at Liz Beerman's house = 50
    - b. Box at Janet Hassell's house = 12
    - c. Mail in ballots = 12
  3. **Minutes from Previous Annual Meeting**  
Motion to accept minutes from previous Annual Meeting
    - a. Kathy moved; Sue seconded
    - b. Approved

Submitted by: Liz Beerman. [lizbeerman@gmail.com](mailto:lizbeerman@gmail.com)

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**4. Budget for upcoming year**

Motion to accept the budget as voted by a quorum of the homeowners

- a. Liz moved; Sue seconded
- b. Approved

**5. Format change of the Annual Meeting for 2020**

Motion to accept the format of the Annual Meeting this year

- a. Kathy moved; Liz seconded
- b. Approved

**6. Board Candidates**

Motion to accept the board candidates

- a. Liz moved; Jim seconded
- b. Approved

**7. Board Officers and Positions**

Motion to leave the board officers as they are currently

- a. Jim moved; Kathy seconded
- b. Approved Officers. Notes, we have room for a total of 7 board positions
  - i. Janet Hassell, President
  - ii. Kathy Moran, Vice President
  - iii. Liz Beerman, Secretary
  - iv. Kathy White, Treasurer
  - v. Jim Finlayson
  - vi. Sue Polan

**8. Board Meetings for 2020/2021**

Motion to set the following meeting dates: Second Tuesday of the month with ad hoc work sessions scheduled, with or without appropriate chairs, as required.

- a. May 12, July 14, September 8, November 10, January 12, March 9, April (on or about) 14
- b. Liz moved; Sue seconded
- c. Approved

**9. Agenda for May 12 Board Meeting**

Janet will complete Agenda and send to all Board members

Note: if the quarantine is not lifted by May 12, we may have to assemble by Zoom

**10. Zoom purchase (a digital conferencing tool)**

Motion for Janet will purchase Zoom for as many months are required

- a. Kathy moved: Liz seconded
- b. Approved

**11. New Business**

- a. Transition Garden on Summer Hill Way has been used by mountain bikers to the detriment of the environment. Discussion suggested that we put a sign up that says no mountain biking to avoid liability.
- b. Janet will talk with Craig Robillard and Del
- c. Janet will get quotes on signage

**12. New Project: Digitizing HOA records**



- a. Contact State to see what kind of records we do need to keep
  - b. Need to organize current paper records
  - c. Need to scan in those we need to keep
13. **New Project: CCNR** – They have been modified so often that we need to put them together and clarify any discrepancies prior to the handoff from Bray to the Summer Hill HOA.
14. **ACTIONS:**
- a. Liz to meet with Kevin to see if we can get a digitized copy of the CCNR
  - b. Janet to research to see what records need to be retained
  - c. Janet and Sue will research and setup a meeting with Bray to see what can be done along the frontage road, near the ditch road, that is adjacent to Grand Vista.
  - d. Kathy would like to have additional dog poop bag dispensers
  - e. Sue would like to have poop disposal containers at the dispenser location
  - f. Janet will follow up with leads for new board members and for a new E&E
15. **ADJOURN**
- a. Jim moved and Kathy seconded
  - b. Approved

Note: All resident ballot hard and digital copies will be saved with the HOA secretary for 1 year.

Submitted 14 April 2020

Updated per board feedback 1 May 2020 and submitted to J. Finlayson for website posting  
Liz Beerman, Secretary

Submitted by: Liz Beerman. [lizbeerman@gmail.com](mailto:lizbeerman@gmail.com)

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