

SUMMER HILL ANNUAL HOA MEETING
Held at American Lutheran Church Fellowship Hall
Tuesday, April 10, 2018

The annual meeting of the Summer Hill HOA was opened and brought to order by HOA President Del Smith at 7:08 p.m. Del welcomed all attendees, especially those who are new residents of Summer Hill.

The roll call was completed and a quorum was established. There were 54 homes in attendance, plus 23 validated proxies, for a total of 77 homeowners represented.

Proof of meeting was verified, as the packets had been mailed to each homeowner of record, and posters announcing the annual meeting had been placed on all neighborhood mailboxes.

Motion was made by Craig Huckaby to approve the minutes from the 2017 annual meeting. Linda Griffith seconded the motion, and it passed by voice vote.

Del Smith made the following observations regarding the subdivision:

- The water has been turned on, and the sprinklers are being adjusted.
- Vegetation has been removed along Leach Creek for purposes of flood control. Kevin Bray is working with T&S to re-vegetate.
- Del answered questions from attendees about ongoing leaks in the ponds. He mentioned that some of the plumbing is almost 20 years old.
- Del reviewed the Financial Report for the 2017-18 fiscal year, which covered April 1, 2017 through March 31, 2018.

Brad Pearson gave a report from the Architectural Control Committee (ACC). He emphasized that Filings 7a & 7b are under construction. Fences and metal railings in 7b are a concern, as nothing is written in the covenants about them. The standard height for a fence in the subdivision is 42". A lot of questions about fence requirements will probably arise in connection with Filing 8. The original covenants were written by the lawyers for Bray Real Estate; the ACC and the HOA Board are tasked with enforcing the covenants.

During 2018-19, Jan McRae will have charge of tree upkeep in the subdivision, so all questions and concerns may be directed to her during the year.

Del presented the proposed budget for 2018-19 and made a **motion** that we accept the budget, which includes a 3% increase in annual dues for each homeowner. Jim Stover seconded the motion, and it passed on a unanimous voice vote.

Brian Rowe has resigned from membership on the HOA Board; Jim Finlayson has agreed to join the board in Brian's place.

BUSINESS ITEMS:

A Resident Directory went out twice this past year; due to many people moving into the subdivision, the goal is to send out a Directory quarterly during the coming year. Del Smith also took the opportunity to remind the HOA membership of the city and HOA dog leash requirements.

Craig Robillard – 848 Summer Sage – gave an update on proposed re-zoning between 26 Road and 26 ½ Road, north of H Road from Planned Development (PD) to Residential (R2). This is a 151-acre area. The re-zoning would require only staff approval for development, with no public input. He gave phone numbers for Rick Warren (with Rick’s permission): 970.255.6510 (home) and 970.216.1551 (cell) for members who want more information concerning this matter. A public hearing will be scheduled, but there is no date for that as yet. There was discussion about using our HOA website to keep members updated on developments, but it was finally concluded that we would not require this of the board, but the board will have the option to keep the membership informed in this manner.

Janet Hassell gave a SoftScape report. Janet, along with Diane Gigliotti and Linda Griffith are the SoftScape committee members. They are working with Bob Remmer concerning work that needs to be done within the next month or two. It was clarified that the HOA is responsible for taking care of the plants in the first 20’ (from the sidewalk) of the front yard of HOA homes.

Pat Reddick has been doing a study of signage into HOA neighborhoods and subdivisions throughout the city of Grand Junction. There is concern that our signage is not visible at the west entrance to Summer Hill, coming off 26 ½ Road onto Summer Hill Way. She will develop and lead a committee to study this further, and to possibly put together a fund-raising plan to provide better signage into the neighborhood.

Del Smith brought the meeting to a close at 8:25 p.m. The HOA Board members will meet later this week to put together the HOA board meeting schedule for the year. Meetings will be held in July, September, November, January, and March. Next year’s annual meeting will be tentatively scheduled for Tuesday, April 9, 2019.

Respectfully submitted,


Lee Ellingson, HOA Board Secretary