

SUMMER HILL ANNUAL HOA MEETING
Held at American Lutheran Church Fellowship Hall
Tuesday, April 9, 2019

The annual meeting of the Summer Hill HOA was opened and brought to order by HOA President Del Smith at 7:02 p.m. Secretary Lee Ellingson welcomed all attendees, especially those who are new residents of Summer Hill. The secretary gave some "housekeeping" instructions concerning location of restrooms and how and where to store chairs following the meeting.

The roll call was completed and a quorum was established. There were 41 homeowners in attendance, plus 19 proxies, for a total of 60 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.

Kevin Bray gave an overview of the neighborhood and how the real estate is moving in Summer Hill. Summer Hill is a 200-lot subdivision, with the first houses being built in 2001.

MOTION was made by Jane Foster and seconded by Bill Hassell to approve the minutes from the 2018 annual meeting. The motion passed by a unanimous voice vote.

In the absence of ACC Chairman Brad Pearson, President Del Smith mentioned that much work is being done regarding new construction in Filing 8, which will be the final phase of Summer Hill.

Craig Robillard gave an update on signs that have been put up throughout Summer Hill. These signs were erected in response to instruction from our insurance company. They are signs giving direction as to areas to be avoided by motorized vehicles and signs warning against fishing and/or swimming in the ponds in the subdivision.

Janet Hassell reported for the Softscape Committee, mentioning many improvements that have been made in beautifying and upkeep of the subdivision. Janet discussed the possible re-landscaping of the west pond area between the ponds, which will receive attention soon. Janet gave a quick review of some plants that can be planted in Summer Hill. She highlighted the Eyes & Ears (E&E) program, explaining how the system works. She then told us that Rags Gauley has accepted responsibility for the Softscape Committee work for the coming year, assisted by Linda Griffith and Diane Gigliotti. Janet will be available to provide guidance, as needed.

Janet turned the floor over to Harry McDonald, who introduced the E&E members who were present, explaining in more detail the process that is to be followed in reporting of problems

that need attention. The Softscape / E&E report ended with a brief Question and Answer session.

Jan McRae, who is responsible for the trees throughout Summer Hill, said the trees will be sprayed soon. We have a lot of ash trees and pinyon pines. Our soil is alkaline – very heavy clay. She warned us to not overwater the trees.

Donna Miller is responsible for keeping up the Homeowners' Directory. Being listed in the directory is voluntary, and it includes the contact information for all who want to be included.

Del Smith spoke to the 2019-2020 budget, explaining the need for the increase in dues for the year. We are seeking to build a reserve of \$50,000-\$75,000. We made some progress in that direction during the past year. **MOTION** was made by Craig Robillard and seconded by Bill Hassell to approve the budget. The motion carried, with three negative votes.

Del Smith introduced Janet Hassell and Kathy Moran to the audience. These two have volunteered to serve on the HOA board. At Del's request, Janet and Kathy were approved by unanimous consensus to serve as board members for the coming year. They will replace Del Smith and Deb Stover, who are stepping down after providing much-appreciated service to the leadership of our HOA community.

Del stated that the Meyer lawsuit was settled by our insurance company. The HOA is under a confidentiality agreement.

Janet Hassell presented ideas for restructuring the board as we go into the new fiscal year. The meeting room at Bray Real Estate offices will be the meeting place for the HOA board meetings during the 2019-2020 fiscal year. It is located on Belford Avenue, near N. 7th and North Avenue.

MOTION was made by Bill Hassell and seconded by Jane Foster to adjourn until next year's meeting, which is scheduled for April 14, 2020. Del Smith adjourned the meeting at 8:05 p.m.

Respectfully submitted,



Lee Ellingson, HOA Board Secretary