



Summer Hill HOA Board Meeting

MINUTES April 13, 2023 6:30 PM

Meeting location April 13, 2023: ZOOM

Join Zoom Meeting

<https://us02web.zoom.us/j/89754396177?pwd=ZjQ3SzdrSzNhdINQdmRBU2dkR29zdz09>

Or sign on to Zoom.com and use the following

Meeting ID: 897 5439 6177

Passcode: 150090

Board Members Present: Kathy Moran, Liz Beerman, Jean Gauley, Terry Wilson, Ken Stephenson, Mike Moran

Guests/Residents: Janet Hassell, Craig Robillard, Lynn Wilson, Hoffmans, Rags Gauley, Augie Bruehlman, Bobbie Hartshorn, Betty Sladek, Jim Finlayson, Karen Shappell, Kate McGinnis, Linda Griffith, Nancy ? (no last name), Renee Paul, R. Arendahl

Opening conversation to thank Janet for her terrific time served on the board.

A. Meeting called to order by Terry Wilson at 6:45

1. Establish Board Quorum
2. Proof of notice of meeting: email, permanent signage at entrances
3. Approve Minutes from prior meeting March 9, 2023
 - a. Liz moved Kathy seconded
 - b. Approved
4. Approval of Financials through March 2023 – End of Fiscal Year
 - a. No outstanding dues from 2022-23
 - b. Per discussion with Kathy White and Liz: Reserves are currently kept in Savings Account which does pay interest. She will add a separate line item to indicate exactly how much is in Reserve as opposed to Savings. As interest rates are up we may want to consider a short-term CD for some of the cash to increase interest income, taxable at 35%.
ACTION: Liz will get more information on the exact increases and tax ramifications from Kathy White
5. WELCOME: **Michael** Moran (Amber Springs) to the ACC Committee and **Mike** Moran (Haven Hill), former board member, back to the HOA Board



6. IMPORTANT NOTICE – A few people asked about live meetings vs. Zoom now that Covid is over. We are currently using Zoom as it is more convenient for the Board Members and we have so few residents attending.
- You do not have to “sign-up” for Zoom as a special app on your computer or phone. Just use the link that is posted with each meeting notice. At the end of the meeting you will automatically be signed off. If you have any additional questions, please let us know on the Summer Hill email.
- Lively discussion regarding live vs. Zoom. Agreement that we would like to have the next Annual Meeting live and will continue to get feedback from the community as to their participation either way.

B. Old / In Progress Business:

1. COMMITTEE REPORTS

a) Landscaping – Terry update

i. WD update:

1. West Pond pump status
2. Above West Pond dirt fill
3. Water turned on. What you can expect. Ditch rider is expected to open gate within the next week. Ponds will be filled and then they will turn on water.
 - a. Leak found today on Summer Hill Way on the West side of the roundabout. WD aware and repairing.
4. E&E’s are your first line of contact with any landscaping issues
 - a. Terry will be meeting with E&Es next week to be sure we are all on the same page for effective communication.
5. Please do not contact WD directly.

- ii. Summer Hill Way work has been completed with the City’s help. The pipe break has been repaired and the ash trees in the median will continue to be watered and cared for.

b) Ponds and Ditches – Ken update

i. Ditch Update

1. Ken walked ditch with the City today. They have some work to do at the head of Leach Creek. We are 100% responsible for keeping ditches clear. Ken will be putting together a plan and budget for making that happen. Will be pricey. Trees and downed branches are causing some issues and will need to be addressed.

ii. Ponds status

1. New Signage in Upper Pond
2. No carp in Haven Hill pond.
3. Took fences down around pond and area has been mitigated for dead shrubs and trees



4. Landscaping and Ponds Authorities will need to strategize
- c) Softscape – Kathy
 - i. Sue Polan is Volunteer Softscape Chairperson. Spring ‘walkabout’ will check plants, shrubs and bushes in all common areas.
 1. Will be doing a walkaround with Linda Griffith next week.
 - ii. Residents are encouraged to use the E&E system to refer any softscape issues.
- d) Trees – Jan McRae
 - i. Welcome back Jan!
 - ii. Jan will do a spring ‘walkaround’ to assess all trees’ needs in Summer Hill on common areas and on the first 20’ of residences.
- e) The ACC Committee – Renee Paul
 - i. The ACC committee is now in place again. Renee Paul is the chairperson with Jami Salyer and Michael Moran as committee members.
 - ii. We want to thank Sandra Mathewson and Jane Foster for their work over the last several years. It is an important job in the community and their work has been so appreciated.
 - iii. Review of completed and open ACC requests since February meeting. Working on process in gaining information on the process and interacting with her team.
 1. Has a request for new home Landscaping. Will be talking with Drew at Porter Homes to give us at least a week turnaround.
 - a. Working with Jim Finlayson to streamline the digital process
 2. Terry mentioned that he has received requests from realtors as well that expect fast turnarounds.
 3. Terry working on one for windows.
 4. Liz working on landscaping request.

C. New Business / Ongoing Board Activity:

1. Starting a year-long look at dues, increases based on the CPI (consumer price index) and allocation of shared expenses against the CC&R formula established 25 years ago. Information on discussions, requests for input and annual dues townhall meetings will happen this year. Watch the newsletter and emails for additional information.
2. Jean: New signage for Parking: We are going to put up signs in parking areas that remind residents that these spaces are not for long-term resident parking, and designated for visitor parking only. Currently pending awaiting final costs. Will be discussed at the next work session.
3. Several people mentioned in the questionnaire that they were unaware of the Summer Hill ongoing social events.
 - a) The Spring BBQ, hosted by Bray Realtors will take place on May 25 at the gazebo. Bray Realtors were the developers of Summer Hill and still have a few lots for sale here. Please put the date on your calendar and watch for additional information. Everyone is invited. Bray provides the meat and buns. Residents are asked to bring a side dish to



share and your own chairs. This year Kevin will bring Corn Hole and other lawn games and was even talking about friendly competitions!

- b) When the weather is nice, on Monday evenings around 5 PM, neighbors gather for wine at the gazebo. Everyone is invited to come and meet a neighbor you may not know yet.
4. Board has agreed to the following Board Meeting dates:
- a) Regular Meetings going forward will be June 8, September 7, November 9, February 8, March 7, April 11
 - b) Work Sessions: 3rd Thursday of each month

D. Open Forum for Residents

1. Craig Robillard met with Trent Prall 10 years ago. Ken met with Trent today. The ditches were deeded to us and are our responsibility.
 - a) North pond had debris
 - b) CD interest okay but don't forget cost to do taxes
 - c) Noted several lawn ornaments in the area, Mexican pots, whirligigs, flamingoes etc. Guidance of CC&Rs Section 10.08. ACTION: Discussion at next work session.
 - d) Violation and Fine Policy is in place. We are currently sending out Violation Notices and have had most problems taken care of when they are made aware of it. Most violation concerns happen if neighbors bring it to our attention.
2. Renee – the majority of the violation notices were for larger issues. Renee is concerned that many things she has seen have not been approved. She would like to propose that the ACC and the Board meet to collaborate on submission of clarified policy on lawn ornamentation.
3. Kathy – What is the position of the board with residents who refer to a “verbal agreement”.
Catalina drive tree: Bray notes years ago, in writing, regarding a sprinkler head and encroachment on the property. Per Janet, Bray had removed all encroachment.
Terry in conversation with the property owner understood there was a verbal agreement about the sprinkler and tree encroachment. Question regarding the creek. Per Terry, he believes that Bray ‘gifted’ them the property. As the tree fell on Summer Hill property, it is up to them to remove.
Mike Moran. Need to put a policy in writing regarding property boundary neighbors outside of Summer Hill as to responsibility of property owners for shared trees etc. Take a close look at where tree is.
ACTION: Terry meeting with Catalina Hill resident. Looking for additional input from Kevin.
ACTION: Put a policy in writing going forward to establish precedent and use for any additional property boundary issues.
4. Ken – would like to have a volunteer team to use when we need things done like instead of WD charging us \$150 to put a sign on a post that neighbors can get it done. Believes we can stay within budget on things like ditch cleanup if we can get volunteers. ACTION: Ken will chair volunteer team. Janet will put it in News Flash.

Motion to adjourn: Jean moved Kathy seconded. Approved.

Meeting ended at: 7:51

Next Regular Board Meeting is June 8, 2023

Email: GJSummerHillHOA@gmail.com
P. O. Box 3896 Grand Junction, CO 81501

Website: www.SummerHillHOAgj.com

Page | 4