



# Summer Hill HOA Board Meeting

## MINUTES September 07, 2023 6:30 PM

Meeting location September 07, 2023: ZOOM

Zoom Meeting

<https://zoom.us/j/99836413817?pwd=ejRKU0t1RElwrRW05cVZadTIHdHg3UT09>

Meeting ID: 998 3641 3817

Passcode: 58331

### **Meeting called to order at 6:31**

**Board Members Present:** Ken Stephenson, Jean Gauley, Terry Wilson, Kathy Moran

Note: Minutes taken by Kathy Moran and transcribed by Liz Beerman

**Board Members Absent:** Liz Beerman

**Guests/Residents:** Lynn Lickers, Dan Wilson, Renee Paul, George Kellog, Elizabeth Rontino

### A. AGENDA

1. Establish Board Quorum
2. Proof of notice of meeting: email, permanent signage at entrances
3. Approve Minutes from prior meeting June 07, 2023.  
Note: June minutes sent to Jim Finlayson for publication on the website
4. Approval of Financials through July 2023



## B. Old / In Progress Business:

### 1. COMMITTEE REPORTS

- a) Landscaping – Terry update
    - i. Not as disastrous as last year
    - ii. Break at the roundabout: Terry is in touch with the company that telecommunication hired. They will be back tomorrow to repair
    - iii. Thank you to E&E's
  - b) Ponds and Ditches – Ken update
    - i. Letter from Lynn and Dan. Will email board. Thank you for their work
    - ii. Upper Pond. WD getting better
    - iii. North Pond washout
    - iv. DITCHES: Lynn and Dan have gotten bids for how to go about cleanup as an unfunded mandate. Approximately \$30,000 per ditch. Perhaps some Winter Work?
    - v. Bob Wilson sent pictures of clean up needed bridge behind West Pond
  - c) Softscape and Trees – Kathy update
    - i. Jan McRae – TREES: Tree Rings. Another Girdled Spring Tree Spring Crossing
  - d) ACC Committee – Renee Paul update:
    - i. 29 requests approved
    - ii. 6 – board approved
    - iii. 1 – cancelled by owner
    - iv. 3 denied
    - v. 6 New roofs, mostly duplexes. Have done well matching neighbors
    - vi. Color palettes – Yes she has them. Front door request so palettes are helpful. Will share with other ACC committee members
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## C. New Business / Ongoing Board Activity:

1. Discussion and upcoming meeting about the 20 year old stucco Wall that divides the upper and patio lots in Summer Hill.
  - a) Ongoing board discussion due to both resident inquiries and actual deterioration of the stucco and supporting structures as well.
  - b) 5' on either side of the wall is HOA property
  - c) Meeting next Thursday at 6:30 at Bray Educational Building
  - d) Renee volunteered to take photos of wall to use at meeting – Terry approved
2. Budget discussion
  - a) Winter Work: why and how we can maximize our expenditures by using suppliers at that time. Terry spoke to the use and advantage of using WD for Winter Wor
  - b) Potential upcoming expenses
    - i. Wall – pending meeting, discussion and decision



- ii. Ash tree mitigation - pending
- iii. West Pond pump house - pending
- iv. Other. Ken, Lynn and Dan information on ditches. Lynn to mail update to board
- c) Reserve Account status. Why we have it, recommended amount proposed by DORA.
  - i. Kathy White recommends with current interest rates that we consider ways to maximize interest income. Current rate of a 2 year note is approaching 5%
  - ii. Terry asked if anyone knew DORA's current recommendation.
- 3. Reminder: Board has agreed to the following Board Meeting dates:
  - a) Regular Meetings going forward will be November 9, February 8, March 7, April 11
  - b) Work Sessions: 3rd Thursday of each month

#### D. Open Forum for Residents

- 1. Trail behind Meadowcrest Court has Rain Runoff damage. WD estimate \$600. Discussion that there were other places with rain runoff damage. Would discuss as a possibility for winter work. Bray and T&S might be enlisted to help with these repairs as well. Place on next workshop agenda.
- 2. Elizabeth Rontino – trail behind her house along Muskrat Creek is weedy

Meeting ended at:

Next Regular Board Meeting is November 9, 2023, via Zoom