



# Summer Hill HOA Board Meeting Minutes

February 8, 2024 6:30 PM

**IMPORTANT NOTICE** – Since Covid we are currently using Zoom as it is more convenient for the Board Members and we have so few residents attending the regular meetings.

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.

The Annual Meeting on April 11 will be a live, in person meeting to be held at the Koinonia Center, 730 25 Rd, Grand Junction, CO 81505 at 6:30 P.M. It is open to the entire HOA. More detailed information will be sent in via USPS to all owners, in March, 2024.

## Join Zoom Meeting for February 8 at 6:30

<https://zoom.us/j/95902643508?pwd=OFhld1kxS3pTRTVGTINmZjF3NFpCdz09>

Meeting ID: 959 0264 3508

Passcode: 398270

### Meeting called to order at 6:31

**Board Members Present:** Liz Beerman, Nancy Elwell, Jean Gauley, Kathy Moran, Elizabeth Rontino, Ken Stephenson

### Residents:

**Guests:** Anita Cox, Lee Duhl, John Fleming, Linda Griffith, Janet Hassell, Frank & Marlys Hoffman, Mike Moran, Lani Perkins, Dan Wilson, Lynn Wilson, Robert Wilson

## A. AGENDA

1. Establish Board Quorum
2. Proof of notice of meeting: email, permanent signage at entrances
3. Approve Minutes from prior meeting November 9, 2023
  - a. Kathy moved to approve
  - b. Liz second
  - c. Approved by vote
4. Approval of Financials through January 2024. Fiscal year is April 1 – March 31.
  - a. Liz moved to approve

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**Website:** [www.SummerHillHOAgj.com](http://www.SummerHillHOAgj.com)

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- b. Kathy second
- c. Approved by vote

## A. Old / In Progress Business:

### 1. New Board Members! Hooray!

These 2 new board members have stepped up to be board appointees for the remainder of this fiscal year allowing them to jump in to 2 regular meetings, 2 board work sessions, and Annual Meeting preparation prior to putting their names on the ballot for the Annual Meeting.

Summer Hill is allowed 7 board members and currently we are at 6. We welcome anyone interested in representing the interests of your particular geo and socio group here, in Summer Hill, to join us as a board or committee volunteer.

Get your name on the ballot for voting by the community. We need all names, via the Summer Hill email, or talking with a current board member, no later than March 5, 2024.

Please consider joining the board.

- a) INTRODUCTION OF NEW BOARD MEMBERS. A chance for them to tell you a bit about themselves.
  - i. Nancy Elwell: Resident for 3 years from Montana. Moved here to be closer to children and granddaughter. Was a Middle school secretary for 25 years.
  - ii. Elizabeth Rontino: Resident for 2.5 years from Utah. Had lived in GJ for 17 years in the 70s and 80s. Retired human resource manager and prior to that was an elementary school teacher.
  - iii. Next Board work session will be next Monday.
- b) Structure of the Board:
  - i. We have no labeling of Pres. VP etc. rather, Authorities and Responsibilities to cover the variety of topics and tasks in the community.
  - ii. Opportunity to shift these tasks with the introduction of new board members and the skills and talent they bring to the board.
  - iii. Re alignment will take place after the Annual Meeting and the new board has a chance to meet. New information will be shared through NewsFlash and in Minutes of future meetings with all HOA members.

### 2. COMMITTEE REPORTS

- a) Landscaping – WD Update including Winter Work and Annual Contract
  - i. Big thanks to Harry McDonald who has served as the chair of the E&E's with great success. Harry, you will absolutely be missed and we are definitely in your debt!
    - 1. Anyone who would like to carry on Harry's work as a volunteer is encouraged to step up and let us know. The E&E program at Summer



Hill is definitely a key factor in maintaining key communication between residents, the board and our landscape contractors.

- ii. Winter Work: why and how we can maximize our expenditures by using suppliers at that time, when labor costs are lower.
  1. Current Winter Work for this fiscal year has been the Culvert Cleanout.
    - a. Project Status: All culverts that are the responsibility of our HOA have been cleaned out. The culverts that run under the canal are the responsibility of the City.
    - b. Project Maintenance: Will keep the center of the ditches cleaned out as the water comes on and as possible will continue moving farther down past the 30 feet mark in order to keep the ditches maintained within our current budget.
      - i. Culvert that goes under the canal is the responsibility of the City. **Ken will contact Trent Prall** to update when it will be cleaned out.
      - ii. Lynn Lickers is concerned that the drainage is coming through her backyard from the City culverts.
      - iii. Objective: we, as an HOA, are willing to step forward and show that we are doing our part and it is up to the City to partner with us and do their part too.
      - iv. Drainage pipes and dirt buildup is on the WD radar as well. John Fleming question.
      - v. Dan Wilson question: Plan for addressing drainage issues this years. City has said to Dan they are not going to do anything to mitigate the drainage issue of Salt Brush Creek.
      - vi. Trent said to Ken Stephenson that the culverts under the canal are the responsibility of the City.
  2. The following projects remain on the radar of the board but will not be part of this winter's work with WD.
    - a. Construction of West Pond Pump House
    - b. Removal of encroaching elm trees onto resident properties
    - c. A/C in Middle Pond Pump House
    - d. Haven Hill pond edging and cattail removal. Have discovered that this pond will need to have silt removed. 1/3 of the cost of anything on this pond is partnered with Paradise Hills North
    - e. Extended weed work in Transition Garden was covered when they cleaned the culvert and will definitely be putting pre-emergent on those weeds.
- iii. Lynn Lickers would like to know status of debris cleanup in common areas between filings 7 and 8. Contention that it is a common area and needs to be attended to. **Liz will take the action item** to post and meet with Lynn and Dan and then refer to Will. Behind 2694 Amber Spring Court.



- b) Softscape and Trees – Kathy update
  - i. Thanks to committee chairs and their support teams who have worked so hard this year.
  - ii. Trees – Jan McRae
  - iii. Softscape – Sue Polan
  - iv. Kathy: Softscape and Tree Plan for the spring
    - 1. Trees:
      - a. Completed trimming large Cottonwood in common area. Took weight off the top of the tree to protect the branches from breaking.
      - b. Spraying for invasive bugs on all trees
      - c. Specific attention to ash borer beetle
      - d. Have 2 bids and will talk about strategy at the next workshop
    - 2. Softscape:
      - a. Walkaround to identify plants and shrubs that may need replacing in the spring. Sue Polan feels that the subdivision is getting too large for only 1 person to manage. Will discuss at the next workshop. Eric (WD) is not always available from WD but is a great help when he is available. Hard to predict when the best time to do the walkabout, but when the spring plants begin to emerge, Sue will walk and determine what needs to be replaced.
      - b. Reminder that HOA and residents partner in the planting and replacement program in the first 20' of the lower lot properties.
        - i. Not all plants are eligible for replacement
      - c. WD pre emergent spraying for weeds in resident and common areas schedule for spring
- c) The ACC Committee – Renee Paul update delivered by Mike Moran
  - i. Thanks to Jami Salyer for her participation as members of the ACC committee. As Jami is still working full time we appreciate everything she has contributed to the committee.
    - 1. We are eager to gain another volunteer to help Renee and Mike with this very important task that helps maintain the beauty of our neighborhood.
  - ii. Renee: 44 ACC requests this fiscal year to date. 1 cancelled and 3 denied. 1 pending. Grand total of 55 requests. Majority of residents are complying and filing forms in a timely manner. Spring tends to be busier than the rest of the year. Largest requests are roofs and painting of residences.



d) KEN: Wall Update

Wall is coming down. Board has made that decision.

- i. Working on process, bids, funding, but no action is expected within the next 12 months.
- ii. Notices will go out well in advance of any pending decision or action
- iii. Continue to hear from those impacted directly by the wall coming down. Important to note that the wall is actually on HOA property and not on any resident property.

e) JEAN: Parking Reminder and update

- i. Response for Lynn Lickers who would like to know status of past, current and repeat offenders.
- ii. There are still concerns about resident parking in visitor spaces and as it is NOT in the CC&Rs, we cannot issue violation notices or fines to anyone who abuses it. Unfortunately, there are still incidents of those who are using the parking areas for permanent residential parking. The Board will be putting brightly colored notices on these vehicles when the board is alerted as to infraction and length of time it has been there.
  1. Meadow Crest red truck identified by Lynn Lickers – Lee Duhl identified himself as the owner and uses the truck everyday and yes he parks in visitor parking overnight, but moves his car everyday. A discussion between Lynn and Lee ensued.
  2. Summer Vale Circle – Lynn identified a grey pickup.
  3. **Kathy Moran will check with our attorney** to clarify the ability to write and fine on a board crafted rule or only issue violations and fine on voted-on CC&Rs.
  4. **Liz sent an inquiry** to DORA and copied all board members.

f) Budget discussion

- i. Board work session in February will discuss 2024 budget. All members are encouraged to give their thoughts and feedback to the board via the Summer Hill email at [gjsummerhillhoa@gmail.com](mailto:gjsummerhillhoa@gmail.com)
- ii. Large expenditures are on the radar for the coming fiscal year:
  - i. WD Contract is our largest expenditure
  - ii. Ditch (creek) maintenance of all culverts as part of the WD contract this year
  - iii. Ash borer beetle mitigation
  - iv. See Winter Work above for additional potential projects
- iii. Budget will be sent to all owners in the Annual Meeting packet, for review and voting, in March, 2024. **Liz will get a detailed budget** for anyone interested.



### C. New Business / Ongoing Board Activity:

1. Reminder: Board has agreed to the following Board Meeting dates:
  - a. Regular Meetings going forward will be March 7, April 11 (Annual Meeting – will be live and face to face). A regular board meeting will immediately follow the Annual Meeting. The agenda for this Regular Meeting will be sent in the Annual Meeting packet as well.
  - b. Board Work Sessions: 3rd Monday of each month

### D. Open Forum for Residents

1. No one came forward

Motion to adjourn: Jean moved to adjourn, Kathy seconded. Approved by vote.

Meeting ended at: 7:41