



Summer Hill HOA Board Meeting Minutes

March 7, 2024 6:30 PM

Meeting called to order by Ken Stephenson at 6:32.

Board Members present: Ken Stephenson, Kathy Moran, Jean Gauley, Elizabeth Rontino, Nancy Elwell

Board Member absent: Liz Beerman

Residents/Guests: Karen Dahl, Brian Elam, John Fleming, Bert Hammond, Janet Hassell, Jeff Jones, Mike Moran, Renee Paul, Ron Seachrist, Aimee Watkins, Dan Wilson, Lynn Wilson

A. Agenda

1. Establish Quorum
2. Proof of notice of meeting: email, permanent signage at entrances
3. Approve minutes from prior meeting February 8, 2024
 - a. Kathy moved to approve, Jean seconded, approved
4. Approval of Financials through February 2024
 - a. Ken moved to approve, Elizabeth seconded, approved

B. Old/In Progress Business

1. 2024-2025 Board
 - a. John Fleming introduced himself as a candidate for new board member
 - b. We have 6 board members (5 present & 1 new)
 - c. Would like a representative from large lot homes
 - d. Responsibilities of board members will be finalized after annual meeting
2. Committees
 - a. Landscaping –
 - i. Discussion about volunteer to take Harry McDonald's place as E&E committee chair. John Fleming expressed interest, but it was pointed out that conflict of interest to be on board and committee chair.
 - ii. Culvert that goes under the canal is the responsibility of the city. Ken will contact Trent Prall to update when it is cleaned out



iii. The annual spring “walk about” will happen closer to the time the canal water is turned on and the weather warms up. If your concerned about any plants in your immediate are and do not see a flag on them after the walk about, please contact your neighborhood E&E representative.

- b. ACC - Anyone wishing to to make any changes, updates, or upgrades to their homes must complete an ACC form, submit it and receive approval BEFORE any work is done. The form can be found on website under Committees then ACC.

Renee reported a handful of approvals for new roofs. Explained procedure. All is going well.

- c. Parking – Jean discussed reminders that visitors need a parking permit for longer than 48 hours
- d. Parking – resident parking in visitor lots is still being researched with DORA (Department of Regulatory Agencies) for HOA’s. Liz sent DORA response to all board members. HOA does have authority to assess violation fees on policies written to clarify CC&Rs. As there is nothing in CC&Rs that prohibits resident long-term parking in visitor lots there is nothing we can do until the CC&R’s have been rewritten and approved by 67% of the HOA membership.

3. Budget Discussion

- a. The Board has completed a proposed budget for the upcoming fiscal year (April 1, 2024 – March 31, 2024) This budget was sent via email to all owners of record. It will be voted on prior to the annual meeting in April.

Ken introduced the possibility of dues increase proposed by Kathy White the HOA’s Treasurer. With a 5% increase it would help add to our reserves and alleviate budget problems if there is a large unexpected expenditure. 5% raise of \$60 to patio homes and \$15 to large lot homes would generate an additional \$10,395 in revenue.

- b. Large Expenditures – Ken update
 - i. WD Contract is our largest expenditure – went up
 - ii. Ditch (creek) maintenance of all culverts as part of the WD contract this year. Looking into issue of civil engineer looking as drainage in HOA common areas. Board will go back to minutes of work session to see what was approved or not approved
 - iii. Ash borer beetle mitigation ongoing project
 - iv. Weather protection permanent cover for the irrigation electronics (pump, controller, timer) at the west pond
 - v. Wall demolition ongoing discussion (contributors: Aimee Watkins, (jpjon?), Ron Seachrist, Renee Paul, Dan Wilson, Ken Stephenson) General consensus is for the large lot home owners to get together and decide who has a problem with their section of the wall and who does



vi. Continued ditch weed mitigation by WD

C. New Business/Ongoing Board Activity

1. Reminder of upcoming meeting – Annual meeting on April 11 will be face to face NOT on ZOOM. Koininia Center 730 25 Rd, Grand Junction, CO 81505 at 6:30 P.M. Doors will open at 6:15.
2. Board work sessions: 3rd Monday of each month

D. Open Forum for Residents

1. Ken brought up East pond –removing silt- will affect longevity of pump. Ken got a bid of \$5000 to remove silt and deposit on side of pond. Unanimously approved by Board to proceed
2. Lynn Wilson- the common area was not cleaned up behind her house Ken said he would go check it out

Motion to Adjourn: Kathy motioned to adjourn, Jean seconded, approved

Meeting ended at 7:48 pm

Next meeting Date: April 11, 2024

Submitted by: Nancy Elwell, HOA Board Member