



# Summer Hill HOA Board Meeting Minutes

## 11 April 2024

### Immediately following Annual Meeting

### Koinonia Center

730 25 Rd, Grand Junction, CO 81505 – Doors open at 6:10

Meeting called to order, by Liz Beerman at 6:56 pm

Board Members Present: Liz Beerman, Jean Gauley, Kathy Moran

Board Members Absent: Nancy Elwell, John Fleming, Elizabeth Rontino

Guests: See Addendum A

#### A. AGENDA

1. Established Board Quorum with newly elected board members.  
Dan Wilson asked if 3/6 Board Members could be considered a quorum.  
Liz responded that for a regular meeting it is sufficient.
2. Proof of notice of meeting: email, permanent signage at entrances
3. Kathy Moran moved to approve minutes from prior meeting March 7, 2024 via Zoom. Jean Gauley seconded. No discussion. Motion approved
4. Approval of Financials through March 2024 was completed at the Annual Meeting, immediately preceding this meeting.  
Fiscal year is April 1 – March 31 of the following year.
5. NOTE: There was a PowerPoint presentation used for this meeting and is included in the published record of this meeting.
6. Clarification, Comments and Questions
  - a. Per the slide, representing the close of the fiscal year, while there is \$97,482 in Cash balance, that balance includes checking, saving and a \$70,000 reserve account. This year the board and treasurer agreed to put those reserves in two 1 year CDs earning interest that while the interest is taxed, there is a 70% (of interest) revenue generated on that money.
  - b. WD contract increased, which not only reflects the CPI (consumer price index) but adds services, such as the maintenance of 30 feet along the ingress and egress of the ditch culverts.
  - c. What is the recommendation for reserve? We want \$100,000. Can do this year but not next year, unless the Major Projects budget does not get used.
  - d. What is process for major expenses beyond the contract?  
CC&R says we could take out a loan or special assessment. The board can tally 2/3 of



membership required (67% favorable). Board can raise dues or assign a special assessment, without a membership vote, if the special assessment amount is less than 30 percent of current annual dues.

- e. Renee Paul recommended looking at a strategic plan (5-7 years?) for future major projects encouraging a “chipping away” rather than a large one-time project. Liz showed slide of current major projects on the radar and explained how we are currently doing just that. Example would be the culvert cleanout under the budget line item, “Other maintenance expenses.”  
WD is currently contracted to continue culvert maintenance this year.
- f. Barbie Hartshorn asked who maintains the paths. They are in need of work. SummerHill Way especially. Some homeowners (Mike Moran) volunteer to work on it. Board will discuss at our next work session.
- g. Jane Foster commented that the path up to the canal needs to be cleared of mud and debris especially after a rain. Liz agreed to bring that to WD attention and see if we can get a quote for leveling and rocking that area.
- h. Renee Paul suggested that we change the lock on the pump house because some residents know where the key is and change the water. Liz will contact Will at WD and bring that quote to the next board work session.
- i. Craig Robillard asked if the Is the HOA on top of the Japanese Beetle. Liz responded that the City has not designated us as a worry zone. Currently the City, for free, is spraying areas for the Japanese Beetle, and Summer Hill has not been so designated.  
As such, Summer Hill would have to pay WD to have it done. Liz will check again with WD for that quote and bring it to the Board work session for review.
- j. Jan McCray asked about Ash borer. The Board has approved to follow the CSU and City guidelines and have WD systemically inject all the ash trees under contract in Summer Hill. This does not include ash trees in the backyard of homes. Jan’s concern was that some of those borers are beginning to fly and need to be addressed soon. WD has a fact sheet about the borer and mitigation they are happy to make available to any homeowner who is interested.

7. See PowerPoint slide #11 or 4.b below for list of “Expenditures on the radar”.

## B. Old / In Progress Business:

- 1. Structure of the Board and Committees:
  - a) We have no labeling of Pres. VP etc. rather, Authorities and Responsibilities to cover the variety of topics and tasks in the community.
  - b) Re alignment of Authorities and Responsibilities will take place at the board’s April work session, April 15 with the newly elected board. Updated information will be shared through News Flash and in Minutes of future meetings with all HOA members.
  - c) Volunteer chairs assist the board with the daily running of the HOA. Any shift in these names or contact information will be shared with the community via email.
  - d) NOTE: All owners of record who have shared their email will receive regular updates. If there are more than 1 person in your home who would like to receive



this information, please reach out through the HOA email to update your contact(s).

2. Welcome Packets for new residents:

- a) A welcome visit and packet are made available to all new residents. Information is intended to help new residents become familiar with the workings of our HOA. If you are a new resident and have not received a Welcome Packet, please reach out via the Summer Hill email and let us know.
- b) Anyone who is an owner, and is renting your home, please be sure your renters are familiar with the contents of the welcome packet. Also, direct them to the website to review and adhere to the CC&Rs. Please note that any violations and fines are the responsibility of the property owner who is a member of this HOA.

3. COMMITTEE REPORTS

- a) Detailed committee reports have been sent to all homeowners, with this agenda, via email for review prior to this meeting.
- b) Questions regarding the following committees:
  - i. ACC Architectural Control Committee
  - ii. E&E Neighborhood Eyes and Ears
  - iii. WD Irrigation, Landscaping, Contracts and Coverage
  - iv. Softscape Flowers, Bushes, Shrubs
  - v. Trees
  - vi. Ponds and Ditches
  - vii. Communications
  - viii. Snow Removal

4. BUDGET DISCUSSION

- a) Current budget revenues do not cover anticipated expenditures for the upcoming fiscal year. Dues increase of 5% has been approved with an annual increase based on the annual Consumer Price Index (CPI) for the previous calendar year as published by the US Treasury and reported by standard news agencies.
- b) Large expenditures on the radar for the coming fiscal year:
  - i. \$10,000 contribution to the Capital Reserve
  - ii. Ditch (creek) maintenance of all culverts as part of the WD contract this year
  - iii. Ash borer beetle mitigation, per recommendation by CSU Extension and the City of Grand Junction Landscape Department
  - iv. Weather protection, permanent cover, for the irrigation electronics (pump, controller, timer) at the West Pond.
  - v. AC installation for the Middle Pond pump house
  - vi. Wall deterioration discussion
  - vii. Continued ditch weed mitigation beyond contracted work
  - viii. Xeriscape "Upper" West Pond
  - ix. Dig out Upper East Pond – completed and included in the financial closeout of 2023-24.



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

1. Board new assignments / reshuffling / additions based on skills and talents of elected new board will take place at the April Board Work Session. A new Authorities and Responsibilities listing will be made available to all owners of record in either (or both) a blast email and/or the regular community News Flash
2. Board offers the following Regular Board Meeting dates for 2024-25
  - a) June 13, 2024
  - b) September 12, 2024
  - c) November 14, 2024
  - d) February 13, 2025
  - e) April 17, 2025 Annual Meeting
3. Jan McRae commented that Committee Chairs, in the past, have reported directly at Regular Meetings giving an opportunity to interface directly with the entire board and not just a single board designated contact.  
She suggested this might be a better practice going forward to move the reporting and action process more efficiently.  
Board agreed committee heads will be asked to report at regular meetings 2024-25.
4. Question regarding Face to Face vs. Zoom meetings. Polls were taken of those present to discover the following:
  - a) A few people do not either know how to use Zoom or are uncomfortable with it.
  - b) Majority in favor of Zoom.
  - c) Jean suggested that to ensure access for those who do not know how to use Zoom, we could have a few classes or individual tutoring.
  - d) Janet Hassell said, we also have 5 homeowners without computers. We could invite those members to a member's or neighbor's house who is participating in the meeting.
  - e) Question was asked how the board feels about Zoom. Answer was that the Board also prefers Zoom.
5. Board Work Sessions: TBD
  - a) Liz offered clarification regarding different types of HOA meetings: Regular vs. work sessions. Board cannot vote during work sessions. They are used exclusively for research, review and discussion of ongoing topics in order to make the Regular (voting) meetings more efficient and effective.  
Board can also have executive sessions for sensitive topics regarding specific issues or homeowners. Members are not invited to Executive sessions. See CC&R, CCIOA and DORA websites for more information.
6. The Spring BBQ, hosted by Bray Realtors will take place on May 23, 2024 at the gazebo. Bray Realtors were the developers of Summer Hill and along with Porter Homes still have a few lots they own. Everyone, owners, guests and renters are invited. Bray provides the meat and buns. Residents are asked to bring a side dish to share and your own chairs and or canopies if you have them.  
This year we would like to have a "game area" for Corn Hole and other lawn games. How



about some neighborhood friendly competitions?

7. On Monday evenings around 4 PM, neighbors gather for wine or other drinks at the gazebo. Everyone is invited to come and meet a neighbor you may not know yet. Details will follow in the News Flash

#### D. Owners Open Forum

1. Dan Wilson thanked the Board for their work.
2. Mike Moran asked when the Board votes on issues. Liz responded that we vote only at regular meetings, not work sessions.
3. Craig Robillard asked about xeriscaping and the need to save water. Does WD clear weeds from the rocks if the front yard is xeriscaped? The answer was YES they do.
4. Bert Hammond read a prepared (3 minute presentation) on the 65 panel fence, referred to as the Summer Hill "wall" and said it should not be a special (major) project but rather should be a regularly budgeted line item and treated the same as any other HOA asset. He quoted specifically from the CC&Rs that the HOA is responsible for the maintenance and it is our obligation to repair, replace, and or maintain. We need a long term solution and should not be a special project.  
The wall is recognized on the Board list of projects for this year. Continued discussion, research, quoting, etc. will continue at Board Work Sessions. No action will be taken without the opportunity for member input, participation, and information.  
All Summer Hill members are encouraged to offer input through the use of the Summer Hill email: [GJSummerHillHOA@gmail.com](mailto:GJSummerHillHOA@gmail.com)
5. Jenny Smith commented on water conservation. Emitters and pipes in the newer part of Summer Hill get lots of sun and are destroyed causing geysers. Need constant monitoring and repair. WD worker said they (Autumn Brook) were the stepchild. Sue Polan will do a walk about and look at that...Specific emitters need to be flagged. Weeds are another problem. Jenny commented that a WD worker had said they were not able to reach all the weeds closest to the canal, on Summer Hill property, with their hoses.
6. Renee Paul commented on the need for plants requiring minimal water. Liz suggested we should revisit our current list of preferred plants and make that information available to homeowners.
7. Jean Gauley spoke of the Conservation Project that John Winder is researching with CSU, CMU, and other agencies. More information will follow.
8. Mike Moran commented that Xeriscape is more expensive than grass. We should also stop watering rocks.
9. Craig Robillard questioned if we don't have grass in the front yards, will WD take care of the weeds instead of watering/mowing?
10. Marion Wanebo questioned about grass growing into rock and if WD takes care of that.
11. Mike Moran reminded members that Summer Hill is a LOW maintenance subdivision, not a NO maintenance subdivision as stated on the Bray billboard at the entrance to Summer Hill.
12. Craig Robillard commented that our Homeowners sign needs care. Also Utility boxes need to be straightened. Homeowners are responsible to call utility companies to straighten boxes.
13. Steve ????? commented that there are homeowners who are making illegal left turns in roundabouts. Janet will put a reminder in the News Flash.



Liz Beerman moved to adjourn.. Kathy Moran seconded. Meeting ended at 8:00 pm.

Next Regular Board Meeting is June 13, 2024 via Zoom

Respectfully submitted:

Jean Gauley  
Summer Hill HOA Board Director  
April 13, 2024



## Addendum A:

## Sign in list of attendees April 11, 2024

Jean Gauley	Liz Beerman
Michael Prahm / Michelle Prahm	Bill Hassell / Janet Hassell
Nancy DerManuel	Steve Smierciak / Kathy Smierciak
Barbie Hartshorn	Danusha Lorentz / Renee Paul
Mark Weiss / Sarah Weiss	Susan Samuelson
Frank Hoffman / Marlys Hoffman	Bob Wirtanen / Nancy Wirtanen
Harry McDonald / Janie McDonald	Mary Beth Davis
Ingrid Fleming / John Fleming	Linda Stout
Mike Moran / Kathy Moran	Jane Foster
Janet McRae	Jim Finlayson / Jeannette Finlayson
John Winder / Patty Winder	Linda Griffith
Jenny Smith	Lisa Seitz / Ken Seitz
Bert Hammond	Kathy White
Kregg Kelley	Tamie Ferguson
Anita Cox	Sandra Easter
Elizabeth Robillard / Craig Robillard	Mike Wanebo / Marian Wanebo
Dan Wilson	