

Minutes for the Summer Hill Annual Meeting

April 9, 2013

The meeting was called to order at 7:04 p.m. by President Craig Robillard. A motion was made by Brad Pearson to approve the minutes of the 2012 annual meeting and to dispense reading of the minutes. Ginny McBride seconded the motion. The motion passed.

Representatives of 45 lots were in attendance. This amount satisfied the requirement to declare a quorum for the meeting. The attendance forms and proxy forms are on file with the annual minutes and are held by the current secretary, Jim Boylan.

Everyone present was given an approval form to vote for some minor changes and/or clarifications in several Summer Hill Covenants, Conditions, and Restrictions (CC&R's) documents. 67% (85 votes) are needed to approve these changes/clarifications. Homeowners not in attendance will be contacted for their vote. There are several property owners that the Board has not been able to contact. The Board will continue to pursue locating these residents. President Robillard explained the changes and clarifications that the Board of Directors (BOD) recommended for approval. President Robillard stated that everyone, including renters, is obligated to follow the rules and regulations of the Summer Hill CC&R's. Violations to the CC&R's should be reported to the BOD. After some discussion about the changes, a motion was made by Janet Hassell. The motion was to add a sentence to section 10.09 of the CC&R's to permit oversized (not able to park in the owner's driveway) RV's, trailers, boats, etc. to park overnight on the street. This parking is restricted to 48 hours in any 7 day period. Dennis Stahl seconded the motion. The motion passed.

The President emphasized that we all want Summer Hill to be a harmonious place to live. The BOD is available to accept input from any property owner. He reminded residents that the Summer Hill website (www.summerhillhoagi.com) is a good place to review subdivision information such as by-laws, CC&R's, committee members, etc.

The committees that support the HOA are: Architectural Control, Softscape, Landscape/Irrigation, Tree Care, and Pond Maintenance. Members of the various committees were introduced. The new Landscape/Irrigation Chairperson, Jim Boylan, also thanked the people serving as Eyes and Ears for each street in the subdivision. The Eyes and Ears help the BOD and the committees by identifying problems and reporting to them. The Treasurer for

Summer Hill HOA is Kathy White. She was introduced and thanked for her volunteer service and her expertise for keeping our financial records accurate and up to date.

President Robillard explained the major services the HOA provides to the property owners. He also reviewed the neighborhood improvements completed in the last year and talked about future improvements planned for this year. Some new future capital expenditures will be used for maintenance of existing aging infrastructure. A resident of Summer Hill Court asked about the need for mulch replacement in some softscape areas on that street. That request was referred to the new BOD.

Kevin Bray, representing Bray & Co., gave a report on the status of real estate sales in the area and noted there are presently 2 new homes under construction in filing 6. He stated the design plans for filing 7 would be initiated in the next 12 to 24 months. Kevin said that a pre-emergent weed control chemical would be applied to Bray's empty lots this week. He also thanked neighbors for watching out for any unauthorized activity (such as dumping or vandalism) in filing 7. Bray & Co. continue to pay full HOA dues for each of their empty lots in filing 6. Kevin indicated a gazebo may be built on a concrete pad in the common area of filing 6 later this year.

President Robillard reviewed the 2013-2014 Summer Hill budget. A dues increase was recommended due to rising operation costs. The new dues proposed were \$210 for large lot owners and \$840 for patio homes. The HOA volunteers save the homeowner's association at least \$12,000 per year. Bill Hassell made a motion to approve the budget as presented. Brad Pearson seconded the motion. The motion passed.

Harry McDonald was thanked for his past service as former Landscape Chairperson. Mike Moran, Deb Fleming, and Craig Robillard are leaving the Architectural Control Committee. Carolyn Long, Pat Reddick, and Rocco DeBona are the new members of the ACC. Four of the present members of the Board of Directors agreed to serve another year. They are Jim Boylan, Mike Moran, Del Smith, and Forrest Weldon. Craig Robillard is leaving his position as President and Board member and thanked for his years of service to the Summer Hill HOA. Jim Boylan nominated Kenny Long to fill the vacant BOD position. No other nominees were presented. A motion was made by Kevin Bray to accept Kenny Long as a new BOD member. Brad Pearson seconded the motion. The motion passed.

Jim Boylan made a motion to adjourn the annual meeting at 9:01 p.m. Sharon Pearson seconded the motion. The motion passed.

Respectfully submitted,

Jim Boylan, Secretary