

**Summer Hill Annual HOA Meeting
American Lutheran Church
April 11, 2017**

1. **WELCOME** by HOA President, Del Smith at 7:03 pm.
ROLL CALL / QUORUM: President Del Smith completed the roll call and establishment of quorum.
 - a. 57 homes were in attendance (minimum needs to be 31 including proxy forms)
 - b. 26 Proxy forms were validated
- 3 **PROOF OF MEETING** was verified as the packets had been delivered to each residence by mail and posters were posted on the mailboxes.
- 4 **APPROVAL OF MINUTES:** Bill Hassle moved that the minutes of the 2016 annual meeting be approved, seconded by Harry McDonald. Voice vote of approval followed and the motion passed.
- 5 **GUESTS:**
 - a. Kevin Bray reviewed the status of Filing 8 and 9
 - 5.a.i. 10 lots remaining in Filing 7. There has been an 11% increase in median prices of homes and a 56% increase in demand for new homes in the Grand Valley in the past year.
 - 5.a.ii. 41 new lots are planned which will last approximately 5 years for completion. There will be a connection to Grand Vista via Amber Springs Way.
 - 5.a.iii. Next BBQ will be in May and date will be forthcoming.
 - 5.a.iv. Kevin mentioned offering a survey about amenities that would be desirable to have in Summer Hill. Many ideas were mentioned: RV storage, pickle ball, walking trails, gazebos, greenspace, and what others do folks want??? Kevin will follow up.
 - b. Carrie Grubbs from Bray Management reviewed the Community Association Manager (CAM) role.
 - 5.b.i. Carrie explained the role of a management company and how it functions for an HOA. Currently, Summer Hill has a volunteer HOA board and it functions well. A CAM provides accounting/financial services, vendor management and request for proposal (rfp's) for projects. A CAM also provides inspections that relate to covenants. Any important matters are communicated to those needed to bring the matter to resolution.

The CAM works closely with the BOD of the HOA as an BOD is still required.

- 5.b.ii. The largest service that a CAM provides is generating invoices, reconciling bank statements, and the work that surrounds this work.
- 5.b.iii. Q&A followed Carrie's presentation:
 - 5.b.iii.1. After hour calls go to the appropriate Bray team of responsibility during "off hours" then migrate to the HOA committee as needed.
 - 5.b.iii.2. Cost ranges from 7-10 dollars per month per door.
 - 5.b.iii.3. Vendors used are those that the HOA uses.
 - 5.b.iii.4. Role of the volunteer BOD members still is active in decision making, esp with projects. The CAM provides tools to make decisions... the BOD addresses policy and covenant matters.
 - 5.b.iii.5. The configuration of the BOD and committees is tailored to the needs of the neighborhood because the neighborhood has the greatest insight into their area.
 - 5.b.iii.6. The CAM can attend the BOD meetings.... If invited.
 - 5.b.iii.7. The CAM facilitates contracts ie: Bookcliff Gardens.

6 OFFICER AND COMMITTEE REPORTS:

- a. **Financial:** President Del Smith
 - 6.a.i. As of March 31, 2017, \$31,333 is left for the Summer Hill reserve account.
 - 6.a.ii. Additional
 - 6.a.ii.1. Irrigation repairs last year exceeded \$19,000 plus Bray and CO paid more than \$5,000K!!
- b. **LANDSCAPE:** President Del Smith
 - 6.b.i. The contract with Bookcliff Gardens has been renewed. We rely upon them for a tremendous amount of expertise.
- c. **PONDS**
 - 6.c.i. Del reported that the water is now coming in.
 - 6.c.ii. \$10,000 spent in 2016 on one pond that leaked into the city sewer area. More repairs have also been completed.
 - 6.c.iii. Haven Hill pond controller was destroyed by an electrical surge and cost \$3,400 to repair.
 - 6.c.iv. Irrigation will be charged on Thursday and Friday of this week.

- d. **EYES & EARS (E&E):**
 - 6.d.i. Harry McDonald is coordinating the E&E Committee
 - 6.d.ii. Each cul de sac has a representative
 - e. **ARCHITECTURAL CONTROL COMMITTEE (ACC)**
 - 6.e.i. Del mentioned in Brad Pearson's absence, that reviewed that most business is landscaping.
 - 6.e.ii. The business is conducted mostly via email.
 - f. **TREES:** Betty Robillard
 - 6.f.i. Please contact Betty if you have tree questions.
 - g. **SOFT SCAPE:** Janet Hassell, Linda Griffith and Diane Gigliotti.
 - 6.g.i. The "soft-scape area" is the area in the first 20 feet of the property.
 - 6.g.ii. The large lot homes do not receive soft-scape support in the first 20 feet.
 - 6.g.iii. The budget to clean up the entrance planting beds and green space areas adds up to \$7000 this year.
 - h. **BUDGET:** President Del Smith
 - 6.h.i. Del reminded that attendees that the annual dues have been slightly increased for the coming year. This will provide a small amount to be held in reserve for urgent issues.
 - 6.h.ii. Sugar Rabel moved to accept the budget, Second by Jim Stover, The motion passed unanimously.
- 7 **NEW COMMITTEE MEMBERS:** President Del Smith reported the following updates
- 7.a.i. Loren Gunderson will coordinate Snow Removal for the coming year.
 - 7.a.ii. Del Smith will only serve on the BOD one more year.
 - 7.a.iii. Lee Ellingson will serve as newsletter person for the coming year. Expect it twice yearly.
 - b. Del announced that Jane Foster has completed her 3-year term and that she will not be returning for another term as secretary. Lee Ellingson has agreed to be the new secy. It was unanimously acclaimed that Lee Ellingson be accepted as the new BOD secretary.
- 8 **OLD BUSINESS:**
- a. Del reviewed the Covenant that deals with animal control with focus on dogs and leash control. The City of GJT has a leash control regulation as well and this was also read. The bottom line is that dogs must be under control/on leash at all times in the neighborhood unless the governing board allows for exceptions to the CC&R's.

- 9 **NEW BUSINESS:** Presentation “*Dark Skies Neighborhood*”
by Janet Hassell
- 10 **Neighborhood Website:** “Nextdoor.com” is a neighborhood website that all are encouraged to join. Please go to that site and look
- 11 **MOVE TO ADJOURN:** President Del Smith
 - a. Next Annual HOA meeting will be in April 2018
 - b. **MOTION** by Bill Hassle Second by Jim Stover, passed unanimously.
The meeting was adjourned at 8:25pm

Submitted by Jane Foster

HOA secretary