

**Summer Hill Annual HOA Meeting
American Lutheran Church
April 12, 2016**

1. **WELCOME** by HOA President, Del Smith 7:05pm
- 2 Del Smith led a brief **remembrance of Jim Boylan** as the initial item of the meeting. Jim passed away on March 21st. Jim Boylan had been a long time HOA board member and was integral in the many operations of our neighborhood. He will be greatly missed.
- 3 **ROLL CALL / QUORUM:** President Del Smith completed the roll call and establishment of quorum.
 - a. 31 homes were in attendance (minimum needs to be 29 including proxy forms)
 - b. 21 Proxy forms were validated
- 4 **PROOF OF MEETING** was verified as the packets had been delivered to each residence by mail and posters were posted on the mailboxes.
- 5 **APPROVAL OF MINUTES:** **MOTION** Jan McRae moved that the minutes of the 2015 annual meeting be approved, seconded by Craig Robillard. Voice vote of approval followed and the motion passed.
- 6 **FILING 7B UPDATE:** Kevin Bray reviewed that the next filing 7B of 14 lots has been submitted for approval. There will be an anticipated 2-year development life span for this filing.
 - a. Other updates from Bray Development:
 - i. Completion of filing 7 will be done by the end of 2015 or spring of 2016. The city process is still timely. Porter will be the contractor for these homes
 - ii. The Connection to Grand Vista via Amber Way is planned to be completed during filing 8. It will contain sidewalks and road.

- iii. There will be a BBQ in the latter half of May; Kevin Bray will work with President Del Smith on a satisfactory date. All residents will be notified of the date and time.

7 FINANCIAL: President Del Smith

- a. As of March 31, 2016, \$31,333 is left for the Summer Hill reserve account.

8 LANDSCAPE: President Del Smith

- a. The contract with Bookcliff Gardens has been renewed. We rely upon them for a tremendous amount of expertise. Russ Swanson is our main contact.

9 PONDS

- a. Craig Robillard reported that the water is coming in now.
- b. The west pond sump pump is now operational and the pond is filling now.
- c. Bookcliff is operationalizing the other ponds now.
- d. Haven Hill pond is filling next.

10 EYES & EARS (E&E):

- a. Jan McRae described that the E&E group is a representative on each cul-de-sac that is to be notified when landscaping/irrigation is not working well. The E&E contact person is the person to contact Bookcliff Gardens to trigger help. The primary purpose of E&E is to reduce the many varied calls to Bookcliff enabling response to Summer Hill to be effective and efficient. Email is the preferred method of contact for record and tracking purposes.

11 ARCHITECTURAL CONTROL COMMITTEE (ACC)

- a. Brad Pearson reviewed that most business is landscaping, walls and trees.

- b. Covenants or other contractors submit plans for construction and the occupant also submits plans for owner areas in the back of the home.
- c. The new construction will require approval... The plans come in regularly... And there will be another 14 homes coming along. There were many questions asked by residents present regarding ACC rules.
- d. This committee needs 2 new members
- e. The business is conducted mostly via email.

12 **TREES:** Jan McRae

- a. Mtn States Tree Service spray the Ash Trees for Bark Beetles... There are 50 trees that the HOA is responsible for.... DO NOT plant more Ash Trees.
- b. Flowering and ornamental trees will be sprayed next.
- c. Contact Jan McRae if you have a tree that is the responsibility of the HOA.

13 **SOFT SCAPE:** Deb Stover for Janet Hassell

- a. The “soft-scape area” is the area in the first 20 feet of the property. See attached report.... Plants are replaced following a winter walk around and affirmation of winter kill.
- b. Residents are urged to replace Pampas Grass as it is a defined as a “noxious weeds”.
- c. Specific areas (public spaces) have been de-mulched and granite has been applied. Granite has been supplemented in specific areas where it has worn thin.
- d. The Spring Crossing pond is to evolve with natural habitat. If questions, talk with the soft-scape committee.

14 **BUDGET:** President Del Smith

- a. The proposed budget indicates NO increase in fees for residents for the coming 2016-2017 year.

- b. A specific gardening expert rather than Bookcliff will complete pruning so that a more natural shape can be achieved.
 - c. The main increase is in the area of Landscape Maintenance.
 - d. All other adjustments allow for sprinkler checks and maintenance.
 - e. **MOTION**: Ginny McBride moved to approve the budget as presented, seconded by Charlotte Boylan, verbal approval by acclamation. The motion carried.
- 15 **NEW BOARD MEMBERS**: President Del Smith
- a. Brian Rowe and Sandra Mathewson have agreed to serve on the board!!
 - b. **MOTION**: Craig Robillard moved to approve the slate of board members as proposed, seconded by Christy Pfof motion carried, verbal approval by acclamation. The motion carried.
 - c. Other committees needing volunteers:
 - i. President Del Smith reminded the residents that the ACC committee needs 2 new members. Anyone interested please contact Brad Peterson.
 - ii. Del Smith suggests that the 2 new board members share the lawn and irrigation roles.
- 16 **MISCELLANEOUS**: President Del Smith
- a. New street lights are still being installed
 - b. Betty Robillard invites all to the gazebo every Monday at 5 PM for a beverage and bring your own snack
 - c. “Little Free Library”: Gene Starbuck:
 - i. Gene Starbuck reviewed about the idea of a free exchange library that would be made available in the neighborhood.

- ii. There was a reasonable number of residents present who indicated that they would use such a library. It would need to be maintained and updated...
 - iii. Gene Starbuck volunteered to be the keeper of the library
 - iv. **MOTION:** It was moved by Lee Ellingson that the HOA pay for the library, seconded by Kevin Bray. Verbal approval by acclamation. The motion carried.
- d. HOA Community Directory:
- i. President Del Smith brought up the idea of a community directory. This info would be very helpful to neighbors and HOA. It will include name, address, phone, and email. A note could be included in the dues so that would allow each resident to exclude or customize their listing. The directory can be emailed to each resident so it can be printed as needed. A form will be developed. It was emphasized that NO ONE should use these names or contact information for anything other than contacting neighbors.
- e. Community Association Manager (CAM)
- i. Employment of a CAM has been required by the Colorado Legislature. The use of a CAM is designed to standardize how HOA's perform so that fewer governance and financial issues within a voluntary board of directors occur. After investigation by Del Smith, it appears that as long as our HOA volunteer board that remains active in all areas and no one crosses over into others duties that we are functioning within the boundaries of these new rules. President Del Smith urged residents to continue to volunteer and participate so that we may continue to govern our

beautiful neighborhood. CAM services average about \$7 per residence per month per year as a starting point. Let's retain our ownership and control by being active in our HOA!!

17**ADJOURN** until 2017: **MOTION** Brad Pearson moved to adjourn Sandra Mathewson seconded, verbal approval by acclamation. The motion carried. The 2016 annual meeting was adjourned at 8:08 PM.

Submitted by Jane Foster

HOA secretary