

Summerfield HOA
August 2016 Board Meeting
Minutes
September 12, 2016

BOARD MEMBERS PRESENT:

Tom Halfaker, Karen Leonard, Kevin Lowitz, Dick Woodward,
Steve Williams

BOARD MEMBERS NOT PRESENT:

None

Meeting called to order by Tom H. at 6:34 pm.

VIOLATION MEETING

Discussed violation with homeowner of lot #107.

Remediation agreement formed by homeowner and board members.

REVIEW/APPROVE MINUTES:

July 2016 Board meeting minutes approved.

Tom made the motion to approve the July 2016 minutes.

Dick seconded. In favor 4, against 0

TREASURER'S REPORT:

Kevin presented balance sheet as of August 16, 2016.

Kevin also presented Profit and Loss vs. Actual July 1 thru August 16, 2016.

Discussed property owners who have yet to pay HOA dues and homes with liens.

Discussed Profit and Loss vs. Actual 2015/2016 fiscal year budget.

Discussed transferring income to reserves.

Motion to approve a revised budget that calls out a \$10000 line item to fund reserve.

Tom made the motion to approve revised budget

Kevin seconded. In favor 5, against 0

ARCHITECTURAL COMMITTEE REPORT:

Dick presented August 2016 Architectural Committee Report.

Dick presented the committee report detailing new courtesy notices and applications. Proposed two different letters concerning dead lawn and lawns with bare dirt patches with a 90 day compliance deadline. Discussed no more third notices.

Discussed second notice violator who will need to attend next board meeting if not in compliance.

Discussed changes to the Arc standards to include standards for front window coverings.

COMMUNICATIONS:

Discussed restarting Summerfield Scoops

Discussed responding to HOA complaint with a letter

Discussed need for updating and sharing master file with necessary board members

SPECIAL PROJECTS:

Discussed pool railing repair.

Discussed logistics of meeting welder for pool gate handle.

Discussed electrician estimate for needed wiring repairs in and around pool area. Estimate came in at \$990.

Tom made a motion to approve \$990 contract to Zed Electric.

Steve seconded the motion. In favor 5, against 0

OLD BUSINESS:

MOTIONS:

Tom made a motion to have board ratify the existing chair positions of:

Tom Halfaker - President

Richard Woodward - VP/Architectural Committee Chair

Kevin Lowitz - Treasurer

Steve Williams - Special Projects

Karen Leonard - Secretary

Next meeting: September 12, 2016 at 6:30 pm

Location: Home of Tom Halfaker

Meeting adjourned at 8:22 pm