

**Summerfield HOA  
January 2017 Board Meeting  
Minutes  
January 10, 2017**

**BOARD MEMBERS PRESENT:**

Tom Halfaker, Dick Woodward, Steve Williams, Brad Phillips

**BOARD MEMBERS NOT PRESENT:**

Kevin Lowitz

**Guests Present:**

None

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

**REVIEW/APPROVE MINUTES:**

- Motion to approve Dec 2016 Board meeting minutes.  
Tom made the motion, Dick seconded. All in favor. Approved.

**TREASURER'S REPORT:**

- In Kevin's absence, Tom presented and reviewed the HOA balance sheet and Profit and Loss Budget vs. Actual report as of Jan 10, 2017.

**ARCHITECTURAL COMMITTEE REPORT:**

- Dick presented the Jan 2017 Architecture Committee Report.
- Motion to make the proposed Paint Standard changes part of the Architecture Standards.  
Dick made the motion, Tom seconded, All in favor. Approved.
- Motion to accept two new door colors, both shades of blue.  
Dick made the motion, Tom seconded, All in favor. Approved.
- Four warning letters have been issued requesting landscaping plans for dead lawns.
- For the pool pass through area, the homeowner has requested co-extruded vinyl plygem product. The board reviewed examples and approved it as a deviation.
- The board confirmed that vendors other than Dunn-Edwards can be used for paint, if the paint is color matched with the Dunn-Edwards color.

**COMMUNICATIONS:**

- Reviewed communications sent regarding Paint Standards and responses. The message was sent via email direct from our Gmail account, posted on the HOA website, NextDoor.com and the neighborhood's Facebook group.
- Reviewed the completeness of the master contact list. 21 lots have no email and 9 have no phone or email on file. Considered ways to solicit contact info.

- Reviewed possible ways to reformat master contact list.
- In order to provide access in the event of the unavailability of the secretary, the secretary will give a copy of any online access passwords to the HOA President, and keep it current.

**SPECIAL PROJECTS:**

- Waiting for invoice for work completed in the pool area to date.
- Board gave the OK for the contractor to proceed if the fees for services so far are in line with the budget and the work being satisfactory.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

- We may need to schedule architectural standards violations meetings in February.
- Cypress by pool needs trimming
- Will review existing pool and landscaping contracts.

**Next meetings:**      Thursday      February 9, 2017 at 6:30 pm  
                                 Wednesday      March 15, 2017 at 6:30 pm

**Location:** Home of Tom Halfaker, 12700 Summerfield Lane, Poway, CA 92064

Meeting adjourned at 7:43pm, with Tom making the motion, Disk seconding and the motion passing.