

**Summerfield HOA
July 2017 Board Meeting
Minutes
July 11, 2017**

BOARD MEMBERS PRESENT:

Tom Halfaker, Dick Woodward, Kevin Lowitz, Brad Phillips, Bob McCleary

BOARD MEMBERS ABSENT:

None

GUESTS PRESENT:

Steve Williams

Meeting called to order by Tom at 6:32pm.

NEW BUSINESS:

- The majority agreed to take up the new business item of approving a new board member to complete Steve's term of office. (Steve has submitted his resignation.)
Motion: To approve Bob McCleary to take over Steve's term of office as board member handling special projects.
Tom made the motion, Kevin seconded. All in favor. Approved.

REVIEW/APPROVE MINUTES:

- Motion to approve June 2017 Board meeting minutes.
Dick made the motion, Tom seconded. All in favor. Approved.

TREASURER'S REPORT:

- Kevin presented and reviewed the HOA balance sheet and Profit and Loss Budget vs. Actual report as of July 11, 2017.
- 40% of annual dues invoices have been paid so far.
- Total end of year accounting fees are expected to be \$1650.
- Our law firm's fee for liens is now \$380.

ARCHITECTURAL COMMITTEE REPORT:

- The Architecture Committee did not meet in July.
- Lot #114 has paid \$100 for the first notice invoice, and the yard maintenance issue is now being addressed. The plan is to accept this and consider the current matter closed.

COMMUNICATIONS:

- Brad reviewed the website usage and communications sent.

SPECIAL PROJECTS:

- Bob provided a review of current and potential future pool work. This included: pump room venting and door, signage for keeping gate closed, shelving, missing automatic pool sweep, skylight fittings, clogged drain, painting eaves, walkways, and a plan to assess when the next major pool maintenance (plastering, etc.) might be needed.
- A special communication with reminders about pool usage will be sent.

OLD BUSINESS:

- None

NEW BUSINESS:

- A cinder block wall at the entrance off Espola has cracked. Since the exterior side of the wall is part of the HOA common area, the repair cost will be split 50/50. An arborist will be contacted to determine if the trees on that area may have caused the crack.

Next meetings: Tuesday August 8, 2017 at 6:30 pm
 Tuesday September 12, 2017 at 6:30 pm

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

Meeting adjourned at 8:50pm, with Tom making the motion, Dick seconding and the motion passing.