

Summerfield HOA
September 2017 Board Meeting
Minutes
September 14, 2017

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

None

GUESTS PRESENT:

None.

Meeting called to order by Tom at 7:05pm.

REVIEW/APPROVE MINUTES:

- Motion to approve July 2017 Board meeting minutes.
Dick made the motion, Tom seconded. All in favor. Approved.
Note: No meeting held in August.

TREASURER'S REPORT:

- Kevin presented and reviewed the HOA balance sheet and Profit and Loss Budget vs. Actual report as of September 14, 2017 and the fiscal 2016-2017 Profit and Loss Budget vs. Actual report.
- All but 6 annual dues invoices have been paid so far.
- The board agreed that using funds planned for a new laptop will be better spent on converting to the online version of Quickbooks which could then be accessed from any computer.
- Motion to approve the transfer of up to \$21,000 to the reserve account, based upon discussion with the attorney confirming whether the funds may be restricted for any other emergencies.
Brad made the motion, Tom seconded. All in favor. Approved.
- Motion to send a pre-lien notification letter any delinquent homeowners who remain unpaid for the current year's dues as of the end of September. The letter would be sent in October.
Kevin made the motion, Tom seconded. All in favor. Approved.

ARCHITECTURAL COMMITTEE REPORT:

- Dick reviewed the September Architecture Committee report.
- Lot #109 is at the second violation notice stage. A violation meeting will be scheduled prior to the next board meeting.

COMMUNICATIONS:

- Brad reviewed the website usage and communications sent.

SPECIAL PROJECTS:

- Bob reviewed the attempt to clear the pool deck drain.
- Motion to spend up to \$700 for drain clearing using pressure jets.
Tom made the motion, Kevin seconded. All in favor. Approved.
- The board agreed to look into natural barriers to help keep children from climbing into the pool over the fence.
- Signage to keep the gate closed will be placed. Additional signage that the pool is for residents will be investigated.
- We will investigate whether a Neighborhood Watch type program centered around the pool could be effective.

OLD BUSINESS:

- None

NEW BUSINESS:

- None

Next meetings: Tuesday October 10, 2017 at 6:30 pm
 Thursday November 16, 2017 at 7:00pm

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

Meeting adjourned at 9:12pm, with Tom making the motion, Dick seconding and the motion passing.