

**Summerfield HOA
December 2017 Board Meeting
Minutes
December 7, 2017**

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

None

GUESTS PRESENT:

David & Terri Goldgraben (for Open Forum)

ARCHITECTURAL VIOLATION MEETING

- Representatives were invited be present for the review of their Architectural Standards violations, but did not appear.

Meeting called to order by Tom at 7:04pm.

REVIEW/APPROVE MINUTES:

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

OPEN FORUM:

- Discussed pool area west yard repairs

COMMUNICATIONS:

- Brad reviewed the pool area west yard repairs survey results. The board decided not to add any new fixtures or equipment and to table making any further decision at this time, pending further research on options.

TREASURER'S REPORT:

- Kevin presented and reviewed the HOA balance sheets as of Dec 7 and Nov 16; the Profit and Loss Budget vs. Actual report as of Dec 7, 2017 and the Customer Balance Summary report as of Dec 7, 2017.
- Currently one property is past due for the annual dues, but has a planned resolution. One property has an outstanding fine and one has an outstanding lien.

SPECIAL PROJECTS:

- Bob reviewed pool area repairs
 - Drain repairs are planned to start in January, as approved in last board meeting.

- Main north/south walkway repairs planned to start in Jan/Feb, as approved in last board meeting.
- Will get artificial grass bids for west pool yard for consideration.
- Espola entry wall repairs planned for Jan-Mar timeframe.
- Motion to spend up to \$1,300 for the repairs to the pool room vent, painting, replacing rotten wood in patio, repair and adjusting doors. Kevin made the motion, Tom seconded. Approved.

ARCHITECTURAL COMMITTEE REPORT:

- Dick reviewed the December Architecture Committee report.
- Proposal for updating standards for fences/walls will be prepared.

OLD BUSINESS:

- None

NEW BUSINESS:

- Reviewed noise complaints vs. HOA scope of responsibility. Tom will investigate options.
- Will plan to interview new lawyers for the HOA.
- Poway city rep may be available to clarify HOA vs. city boundary of the front entry area.

Next meetings: Thursday January 4, 2018 at 6:30pm
 Monday February 12, 2018 at 6:30pm

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

Meeting adjourned at 9:30pm, with Dick making the motion, Brad seconding and the motion passing.