

**Summerfield HOA
January 2018 Board Meeting
Minutes
January 23, 2018**

BOARD MEMBERS PRESENT:

Tom Halfaker, Dick Woodward, Brad Phillips, Bob McCleary

BOARD MEMBERS ABSENT:

Kevin Lowitz

GUESTS PRESENT:

Laurie Poole, Tiffany Smith-Nguyen, Dana Giampietro, Francean Williams

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

OPEN FORUM:

- Presentation from prospective attorneys from Peters & Freedman LLP, Laurie Poole & Tiffany Smith-Nguyen
- Review of a proposed replacement garage door from Dana Giampietro & Francean Williams

REVIEW/APPROVE MINUTES:

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

COMMUNICATIONS:

- Brad reviewed the communications report.

TREASURER'S REPORT:

- In Kevin's absence, Tom presented and reviewed the HOA balance sheets as of Jan 21, 2018 and Dec 7, 2017; the Profit and Loss Budget vs. Actual report as of Jan 21, 2018 and the Customer Balance Summary report as of Jan 21, 2018.

SPECIAL PROJECTS:

- Bob reviewed pool area repairs
 - Miscellaneous repairs (pump room turbine, some fascia and wooden post replacement, painting and bathroom door adjustments) approved in last board meeting completed.
 - Reviewed bids for trimming cedar trees by fence and gate, accepted \$700 bid from Five Star Tree.
 - Drain repairs are planned to start January 25, as previously approved.

- Reviewed bids and alternatives for repair of the west pool yard sidewalk and grass including replacing existing sidewalk, removing sidewalk and replacing with grass, replacing with artificial turf. The board decided that placing sand, gravel, wood chips or mulch in this area would likely prove to be problematic to pool maintenance.
- Motion to approve up to \$3,500 to remove the oval sidewalk and fill in the area defined by the old sidewalk with grass. Motion made by Tom, seconded by Dick, all in favor. Approved.
- Progress on replacing skylights is stalled, searching for a workable alternative.
- Main north/south walkway repairs still planned to start in Jan/Feb, as approved in last board meeting.
- Espola entry wall repairs deferred, pending completion of current projects.

ARCHITECTURAL COMMITTEE REPORT:

- Dick reviewed the January Architecture Committee report.
- The entry way area (from the sidewalk to the block wall) at the south west side of Espola and Summerfield is not an easement, per city of Poway code compliance.

OLD BUSINESS:

- None

NEW BUSINESS:

- Will plan to discuss new lawyers for the HOA at the next meeting.

Next meetings: Tuesday Feb 27, 2018 at 6:30pm
 Tuesday March 13, 2018 at 6:30pm

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

Meeting adjourned at 8:52pm, with Tom making the motion, Bob seconding and the motion passing.