

Summerfield Homeowners Association



**Summerfield HOA
August 2018 Board Meeting
Minutes
August 13, 2018**

BOARD MEMBERS PRESENT:

Tom Halfaker, Bob McCleary, Kevin Lowitz, Manny Murguia, Brad Phillips

BOARD MEMBERS ABSENT:

None

GUESTS PRESENT:

None

Meeting called to order by Tom at 5:08pm.

ARCHITECTURAL VIOLATION MEETING (closed session):

- Homeowner invited for violation hearing appeared, and issues addressed.

OPEN FORUM:

- No items.

REVIEW/APPROVE MINUTES:

- July 2018 Board meeting minutes not available. Deferred to next meeting.

COMMUNICATIONS:

- Brad reviewed the communications activities.

TREASURER'S REPORT:

- Kevin presented and reviewed the HOA balance sheets as of Aug 12, 2018; the Profit and Loss Budget vs. Actual report as of Aug 12, 2018 and the Profit and Loss Budget Overview July 2017 through June 2018.
- Net income for the year will be retained against potential unbudgeted compliance expenses instead of transferring to the reserve.
- Agreed to send out a HOA dues thanks and reminder communication.

SPECIAL PROJECTS:

- Skylight replacement for the pool bathrooms planned for the last week of August.
- Pool locks and gate working better after adjustments and WD40. No need for further action at this time.
- Reviewed rabbit control options for lawn area by pool.
- Agreed that any bid for the Summerfield/Espola entry wall repairs must include an estimate for foundation repair.

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ARCHITECTURAL COMMITTEE REPORT (Closed session):

- Manny reviewed the August Architecture Committee report and violations.

OLD BUSINESS:

- Agreed to research companies that can provide pool area security and safety information and services and to get input from our insurance carrier.
- Agreed to research options for pool area signage stating "Residents and Guests Only – No Trespassing".

NEW BUSINESS:

- Tabled discussion of attorney presentation to next meeting.
- Agreed on recognition of \$25 Visa gift card and thank you card for long service volunteers.

Next meetings: Thursday Sep 13, 2018 at 6:30pm
 Thursday Oct 11, 2018 at 6:30pm

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

Motion to adjourn meeting at 7:40pm. Approved.

Brad Phillips