

Summerfield Homeowners Association



**Summerfield HOA
October 2018 Board Meeting
Minutes
October 10, 2018**

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

None

GUESTS PRESENT:

Christine & Tad Nikolich, Sarah Orr, Mahin Halfaker

Meeting called to order by Tom at 5:01pm.

ARCHITECTURAL VIOLATION MEETING (closed session):

- None scheduled

OPEN FORUM:

- Observations over disruptive and damaging behaviors presented.

REVIEW/APPROVE MINUTES:

- Motion to approve Sept 2018 Board meeting minutes. Approved.

COMMUNICATIONS:

- Brad reviewed the communications activities.

TREASURER'S REPORT:

- Kevin presented and reviewed the HOA balance sheets as of Oct 9, 2018; the Profit and Loss Budget vs. Actual report as of Oct 9, 2018, Account Reconciliation reports as of Sept 30, 2018 and the Accounts Receivable Report as of Oct 9, 2018.

ARCHITECTURAL COMMITTEE REPORT (Closed session):

- Manny reviewed the October Architecture Committee report and violations.

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SPECIAL PROJECTS:

- Motion to approve up to \$1,200 for pressure regulator and hose bib on sprinkler system, and separate pressure regulator and shutoff for pool, pump house, bathrooms. Motion made by Tom, seconded by Brad. Approved.
- Have gotten some bids to resurface/repair walk-through areas, dealing with root infiltration, steps and railings. More bids pending.
- Agreed to close pool Oct 29.
- Motion to approve up to \$1,000 to remove junipers on west side of the pool and grind the stumps. Motion made by Tom, seconded by Manny. Approved.

OLD BUSINESS:

- Agreed to get pricing and initiate legal reviews to review collections policy, late dues collection, architectural standards.
- Agreed to formulate new pool rules list.
- Agreed to get 3 security assessments for the pool area.
- Reviewed private usage of the common area – any for-profit usage is not permitted.

NEW BUSINESS:

- Agreed a party hosted by a resident may use the common area for non-commercial recreational activities, so long as it doesn't interfere with regular resident use.
- Agreed to pay attendance fees for the Oct 18-19 CAI Legal forum for any board member that can attend.

Next meetings: Monday Nov 19, 2018 at 5:00pm
 Tuesday Dec 11, 2018 at 5:00pm

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

Motion to adjourn meeting at 6:52pm. Approved.

Brad Phillips