**SUMMIT PARK ESTATES HOMEOWNERS’ ASSOCIATION**

**ANNUAL MEETING MINUTES**

AUGUST 22, 2020

CALL TO ORDER AND QUORUM DETERMINATION – Beth Campbell

* Michelle Joyce called to order 11:00am
* Quorum confirmed 11:01.
* Beth gave instructions for how to use zoom for conversation and for voting.

WELCOME AND INTRODUCTIONS – Michelle Joyce

* All meeting documents are on our website and have been provided ahead of time.

APPROVAL OF MINUTES OF 2019 ANNUAL MEETING\* – Michelle Joyce

* Tom O’Brien makes a motion to approve the 2019 Annual Meeting Minutes
* Kadie Dean seconds the motion.
* The minutes are approved.

PRESIDENT’S REPORT AND ROAD REPORT – Michelle Joyce

* Roads are our largest shared asset and biggest expense.
  + Unusually heavy Rain this past year resulted in road damage that incurred unanticipated expenses.
  + Cecil discusses spring road damage. Almost 12 inches of rain in April, 13 in May, 20 in June. In midApril, we had 7 inches of rain in one evening, which caused a significant washout on Grandview Drive Ext. Damage to Drains: on Grandview Drive some drains filled with sediment, other drains around the neighborhood were also degraded.
  + We contracted with Mike Cole to improve our storm water system. Cleared Drains, added rip rap, excavated some ditches to improve drainage. We are in the process of adding a second drain on Grandview Dr. Ext to handle the volume of water that area receives. In the budget for next year, we’ll be repaving that section.
  + We’re focused on both keeping the roads in good shape and proactively addressing potential problems. If neighbors can keep drains clear near their houses, or clear out debris as they
  + Dan raised problem of erosion of Summit Creek Trail. Cecil discussed Board’s awareness of that issue and hopes for plans in coming years.
  + Todd discusses the drainage issue on his property that may be where the excess water is coming onto Grandview Drive Ext.
  + Jo raised question about easements and drainage
* Real estate market. Inventory of homes is very low. Summit Park just had two sales that took place very quickly. One was bought off the website, another was on the market for two weeks. Between Last July and this July there was a 72% increase in home sales. Sales prices are up, too. Median sales price is up 22%. Mortgage rates are very low.

TREASURER’S REPORT INCLUDING 2020-2021 BUDGET APPROVAL\* – Kadie Dean

* Total Bank Accounts 201, 491.79. Net income 3629.59
  + We will be voting on the proposed budget for this year. (See Budget vs Actuals)
  + Changes: Quick books continues to raise in price, we’re looking into Zoom, legal was higher.
  + The difference between proposed and actual expenses in common area maintenance is due to spring rain damage to roads and ditches. We’re budgeting a net loss for this year. We have 170 in Road Reserve, we’re taking 20,000 from it this year which will take us to 150,000.
  + We have had additional legal expenses this year related to ac
* Mike Franckewich makes a motion to approve the budget as presented.
* Marie Magrinat seconds the motion.
* Budget is approved.

RENTAL SURVEY RESULTS AND ACTION PLAN – Michelle Joyce

* At last year’s Annual Meeting, a number of issues were raised related to problems with rentals. A motion was made to change HOA regs so that only 30 day rentals could be approved. We decided not to vote, but rather to survey the neighborhood and get a broader sense of what folks want. Results of survey are included in materials sent out in advance of meeting. Mixed responses. One thing that nearly all agreed on was putting an addendum into requiring a signed agreement by renters to comply with our rules. These are not new rules, they are the current rules. We would probably want to include a copy of the county noise ordinance.
* The Board recommends that renters be required so sign an agreement to comply with our HOA rules, to include county noise ordinances.
* Discussion ensues, we’ll send the above out to all homeowners.

ELECTION OF OFFICERS\*

* All Board members have volunteered to serve again.
* No new nominations.
* 2020-2021 Summit Park HOA Board Members Slate:
  + President: Michelle Joyce
  + Vice President: Cecil Cross
  + Secretary: Beth Campbell
  + Treasurer: Kadie Dean
  + Mike Franckewich
* Tom O’Brien makes a motion to approve current slate of Board MembersBrien
* Mary Magrinat seconds the motion.
* Board is re-elected.

NEW BUSINESS – Michelle Joyce

* A property owner not in the HOA wants to build a driveway that connects to Grandview Drive. He believes his deed grants access to Grandview. Michelle and Cecil have met with the property owner and are engaged with an attorney now. If his claim is valid (and our attorney questions that claim), we have asked that he pay the $400 per lot and $2,000 impact fee (as anyone connecting to our private road would have to). He has said that he is not interested in this course of action, but our attorney has sent a letter outlining our position.

ADJOURNMENT

* Unanimous motion to adjourn, 12:38 pm

\*Denotes Association Vote