

Summit Park HOA Annual Meeting Saturday,
August 2, 2025

President Scott asks Secretary David to determine whether we have a quorum. Yes, we have a quorum.

President Scott Tabel calls the Zoom Meeting to order at 11:01am
HOA Board Members introduce themselves

- President Scott Tabel
- Vice President Cecil Cross
- Treasurer Anna Gentile
- Secretary David Russell
- Member at Large Beth Campbell

President's Report: Scott Tabel

- Scott reviews this year's property sales and welcomes new neighbors
- Our neighborhood's road signs are deteriorating, and some are barely legible. We are looking at replacing those signs, perhaps with something more decorative, and will get estimates this year to present at next year's meeting.
- There are some paving projects proposed for this year, which VP Cecil will review in his report. We are also looking at adding "stop bars," which are lines drivers are supposed to stop behind that are painted across intersections.
- We'd planned to do additional road sealing this year, and asked the company we traditionally use for an estimate. Unfortunately, that estimate came in much higher than anticipated. We'll look for a broader array of estimates for next year.
- Reminders:
 - The bears are back. Please bring in your bird feeders at night (including hummingbird feeders) and secure your garbage.
 - There are also increasing numbers of coyotes. They will take smaller pets during the day or night, so please take the appropriate precautions.
 - Please leash and clean up after your pets. Please also remind renters and guests to do the same.
 - Beth's calculation: During an average week in summer, there are a minimum of 10-15 dogs in the neighborhood. If the average dog poops 1-2 times per day, I estimate that all those dogs produce 20-30 poops per day, or 150 -200 poops per week. That is a lot of poop. Please pick it up!
 - Remember that many residents are star gazers, so please turn off your outside lights at night.
- Property for sale adjacent to George Hayes Rd and runs along Grandview Drive
 - Parcel 1 owned by Hartells, who built a house on one 5 acre parcel (currently for sale for 1.4m) and also have another 27.79 acre parcel (currently for sale for 980,000 +/-).
 - They sold the 10 acre parcel (Parcel 2) to separate couple who plan to build. Parcels 1 & 2 share a 30' easement. They think they can extend the easement to 45'. That matters because our neighborhood roads are 24' wide, and once you get to 45' wide, you're at what's required for local subdivision roads. We've been in contact with our attorneys who report that the deed is clear that it's a 30' easement. The thing to think of is intention vs. use. The original intention of the county was to give that parcel access to Grandview, not to overburden Grandview. We think the price is probably too high for a developer, but we'll have to see what happens. If a developer does buy it and try to subdivide, they will

likely have to use George Hayes for access. If they do try to use Grandview, getting some kind of compensation for wear and tear on Grandview Drive will be part of our negotiations if we need to take legal action.

- Parcel 3, which does not abut Grandview Drive, is not for sale.

Secretary David Russell asks for a vote to approve the 2024 minutes

- Chris Mentin moved to approve 2024 minutes
- Mike Brogren seconded
- 2024 minutes are unanimously approved

Vice President's Report: Cecil Cross

- Our roads did not suffer much this year, but that's not the case for the rest of our county, nor for much of western NC. The county has begun to make repairs to George Hayes over the last several weeks but it remains treacherous, as do many of our area's roads. Please take precautions as you drive in the area.
- We do think our neighborhood roads are in good shape, and we try to stay on top of things. We regularly seal our neighborhood roads and repave areas when they start to "alligator." After all storms, our landscape contractor, Mike Cole, clears ditches and drains.
- We didn't have paving projects in the 2025 budget. We did allocate funds to for sealing projects, but that wasn't done because companies simply haven't been available. The quote we did get came in much higher than we anticipated, so we'll be looking for other bids going forward.
- For the coming year, we're looking at two potential projects. FYI, paving runs about 23 per square yard.
 - Area 1: Intersection of Grandview dr and Cloud Nine, 385 linear ft total at a cost of approx. 20,250.
 - Area 2. Intersection of Summit Park Circle and Grandview drive at the very back of the neighborhood. Approx 260 feet at a cost of approximately 17,000. That will include some short paved ditches to deal with erosion.
- Cecil reviews details of specific projects, images available on this year's HOA slide show.
- We'll contract with Cole Landscaping again this year to distribute additional riprap stone in drainage ditches as needed
- Please do your part to help keep storm ditches/drains clear of debris on your property and throughout the neighborhood.
- Please pick up after your dogs – remember that all of the lots belong to someone, and keeping down feces improves water quality.

Treasurer's Report

Sec. Anna gives the report (link to all reports and information included on HOA website)

- Reviews 2025 Year End Balance Sheet
 - Our balance is solid and sound, which helps with road paving projects. We have a good reserve, which we to maintain in case we have a superstorm that does a lot of damage or washes out a road.
- Reviews budget, income reports 2024-25.
 - Most of our expenses have been stable this year. We've used a little more of the legal fees this year, but we didn't have any paving projects this year.
 - We did incur additional expenses for Helene clean up, but we didn't pave so we're ok.
- Budget Approval: Anna asks for a motion to accept the budget
 - Scott moves to approve the budget

- Mike seconds
 - Motion carries unanimously, budget is approved
- LifeStore does have their own version of Quickbooks, which is called Autobooks. Unfortunately, the function that was supposed to automatically add the online payment account fee. So this year's bill's will automatically add in the credit card fee, but if you don't want to pay with credit card this year you can mail in a check, and you'll see that information on the bill you receive.

Pres Scott calls for nominations for Elections of Officers. No new nominations are offered, and the full slate of current Board members is offered for reelection

- Marie Caracuzo moves to reelect the members of the current HOA Board, in their current positions
- Chris Mentin seconded
- The motion is unanimously approved.
- The board is thanked for their service.

New business

No new business is offered.

Scott Tabel moves to adjourn the HOA Annual Meeting

The 2025 Summit Park HOA Annual meeting is adjourned at 11:51am