

Summit Park HOA Annual Meeting Saturday,
August 24, 2024

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 Scott asks Secretary David to determine whether we have a quorum. At least 31 votes present, we have a quorum.

Mary Magrinat asked everyone to introduce themselves, so we do.

Secretary David asked for a vote to approve the 2023 minutes

- Marie Caracuzzo moved to approve 2023 minutes
- Chris Mantin seconded
- 2023 minutes are unanimously approved

President's Report: Scott Tabel

- Bears – We have more than a few bears in the neighborhood this year, and at least one of them is completely unbothered by humans. Our efforts to remove food sources seem to be making a difference, so please continue not feeding birds, deer, and other animals, and please continue to secure your garbage cans.
- VP Cecil will give the road report. For now, we're still using Cole for swale maintenance and snow removal, and that's going well so far this year.
- We had some accidents on Grandview Drive this past winter. We thought about regrading the road to level out that curve, but we're going to hold off on that for now. To level the curve we'd have to raise the shoulder, which would make the shoulder steeper, which could create new problems. In the meanwhile, please drive carefully and keep an eye on the weather in winter, as it can change quickly.
- We're continuing to communicate the importance of the 25 mph speed limit in our neighborhood. Please be mindful of that limit, as it helps to keep our walkers, our pets, our wildlife, and ourselves safer.
- If you are making additions to your property, please be sure to pull the proper permits and be aware that there are impact fees if you change the square footage.
- Fiber Optic – As you know, we've been investigating the possibility of fiber optic in our neighborhood. ATT isn't interested in the small number of potential customers we have at this point, but we will continue to pursue it.
- Summit Park Website – we didn't get to that last year, but we'll work on it this year.
- VP Cecil points out that the road conditions in our neighborhood can be very different from those in the town of Boone or even on George Hayes Road. We shut off a portion of Grandview Drive/Grandview Drive Ext during the winter. Please make sure your guests and renters are aware of that as well.
- Lights at night – We ask again that you turn off unnecessary lights at night so that neighbors can fully engage the night sky.

Vice President's Report: Cecil Cross

- Our roads are in good shape and continue to be an asset to our community, especially when compared to many neighborhoods in our area
- This past year saw completion of major paving projects, including the repaving of the entirety of Summit Creek Trail (~400 ft), and portions of Summit Park Circle (~400 ft) and Grandview Drive Extension (~300 ft)
- Riprap along the drainage ditch on the upper part of Summit Creek Trail was upgraded to a paved swale which allowed this section to be widened by several feet. Neighbors who use that road report that it has been much improved.
- In addition to paving, the Board contracted with Tom Rash to seal roadway cracks throughout the neighborhood. That can really help to extend the life of the road. We plan to do that again this coming year.
- The Board does not anticipate contracting for any major paving projects in the coming year. Depending on the budget, though, the Board may consider repaving the intersection at the far end of Summit Creek Circle and Grandview Drive
- 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.

Treasurers Report

Sec. Anna gives the report,

- Reviews 2024 Year End Balance Sheet (can we add a link to that here?)
- Reviews budget comparison 2023-24. We've switched over from QuickBooks online to the desktop software, and that's saving us nearly \$900 a year.
- We anticipate paying at least some taxes this year because the interest rate is so much better this year than it's been in some time.
- No surprises in terms of storms, snow removal, and so on, so we stayed within budget in terms of
- Anna explains online payment system.
 - If you want to mail a check, there is no fee.
 - If you want to pay online through your bank account, there's a \$3.00 total fee
 - If you want to pay by credit card, there's a 3.5% fee.

These fees are what QuickBooks charges us to accept those payments online. To pay online, you'll go to your invoice and next to your amount due you will click "edit amount" and add the appropriate fee, then pay the edited amount.
- Anna asks for HOA Member Approval of 2024-2025 Proposed Budget
- Marie Caracuzzo proposes an amendment of \$2,000 for entrance improvements.
 - Anna Gentile moves to approve the amendment
 - Steve Galluzi seconds
 - Amendment is unanimously approved
- Budget Approval
 - Marie Caracuzzo moves to approve the proposed 2024 budget
 - Todd Lichty seconds
 - The motion is unanimously approved.

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
- Steve Galluzi seconds
- The motion is unanimously approved.

New business

No new business is offered.

Party at Anna & Tony's!!! Party starts at 12:30, please join us then!

Scott Tabel moves to adjourn the HOA Annual Meeting

Gary Buck seconds

The 2024 Summit Park HOA Annual meeting is adjourned at 11:46am