

SUMMERSET HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING, JULY 6, 2021

I. Call to Order

- Beverly Gard called meeting to order @ 7:00pm, via zoom. Beverly Gard, Joyce Smith, David Medved, Kris Moore and Marisue Galm were all present.

II. Approval of Minutes

- Minutes of the June 7, 2021 meeting were approved with no corrections and posted on website.

III. Financial Report

- GBC Account and QB account, reconciled and balanced for June 2021.
- Up to date Cash Flow Report, will be posted on website.
- Statements for HOA fee's to be mailed 8/1/21.
- Increased Insurance for coverage of Homes till end of August.
- Premium Payment of \$3231.00, sent on 6/25/21
- Includes Earthquake and Volcano Eruption
- Increased from 17.5 million to 25 million in total full replacement coverage

IV. Architecture Committee

- Kris is working with 4-5 requests at the moment for landscaping.
- 4' fencing that has been used prior for "wind tunnels" along back porches has become an issue.
- These would include shadowboxing and flat sided.
- Joyner allowed for the 4' fencing around patios.
- Since then, there has been 6' sections, of different materials, Joyner approved, that have been added to sides of patios at numerous homes.
- Also, other fencing allowed around patios. Joyner approved. This is not included in rod iron fencing of yards.
- Kris to come up with a defined plan, board votes, and put it into place.
- Can't change what Joyner allowed.

V. New Business

- Request bids for Summerset Insurance
 - Need to contact Brian Breez and inquire on what and how much Liability/Causality insurance Summerset needs to cover our common areas
 - Start requesting bids on coverage.
 - Walker/Hughes and Shephard are capable from quoting from many different brokers.
 - Beverly will start inquiring.
- Lawncare update
 - BLC should be honoring a 7% discount on payments made on time.
 - David inquired why we were not being given this discount
 - BLC says would discount at end of season.
 - David believes it should be given with each on time payment.
 - One month's savings could be \$1700.
 - Pruning of shrubs has been billed to include all homeowners. No discount for homes that did not want trimming done.
 - David will inquire of this also
- Tree Removal
 - Marisue received (2) bids from tree removal companies
 - Will contact Holmes Tree Care, Greenfield, to schedule removal of large dead tree North of 967 Shady Dr. No stump grinding due to power boxes.
 - Will remove small plum tree in common area across from gazebo.
 - Total cost, \$1000.00

VI. Old Business

- Petition
 - Thanks to Joyce Smith for gathering all the signature information for petition.
 - Beverly will get a schedule for us to begin getting homeowners door to door signatures.

- Attorney, Ray Richardson suggests a letter to be sent to all homeowners
- Irrigation Systems
 - 10 zones, 7 functional, 3 unfunctional
 - 20 sprinklers, damage or gone. Some zones totally destroyed.
 - Full report expected by Monday, July 12.
 - Ballpark figure, \$1000-\$2000 for bringing the (7) functioning up to full function.
 - Decide 1-, 2- or 3-year cost/payment plan for completing.
 - Will increase our utility bill
 - How much and how important is this to continue use
 - \$200/season to test in spring. \$400 to winterize.
 - Gives a well-maintained entrance to Summerset
 - Joyner did agree at earlier time, they would cover damage cost.

VII. Next Meeting

- Tuesday, August 10, 2021 @ 7pm, via zoom

VIII. Adjourn

- Meeting motioned to adjourn by Marisue Galm, motioned 2nd by Kris Moore.
- Meeting adjourned at 8:12pm