

# **SUMMERSET HOA BOARD OF DIRECTORS MEETING NOVEMBER 3, 2021, 7:00PM**

## **I. Call to Order**

- Beverly called meeting to order @ 7:08pm via zoom.  
Beverly Gard, Joyce Smith, David Medved, Kris Moore and Marisue Galm were all present.

## **II. Approval of previous minutes**

- Joyce Smith motioned to approve minutes from September 8, 2021, as distributed, David Medved 2<sup>nd</sup> the motion and approval was unanimously 5-0.

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## **III. Treasurer's Report**

- GBC account reconciled and balanced for September and October of 2021.
- YTD Cash Flow Report attached and on website.
- Balance in in black
- Thanks to all homeowners for voting for our own HO policy
- Need a December meeting for 2022 budget
- Hopeful we can just keep HOA fees as are.
- Discuss having a "cushion" for emergencies.

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## **IV. Architecture Committee Report**

- (2) proposals submitted and passed
- (1) decorative plantings around electrical boxes
- (1) pergola

## **• V. New Business**

### **1) Verification of Insurance Certificates**

- 70+ homes have submitted their verification
- Joyce, Kris and Marisue are working on obtaining the last few
- Will this be a yearly occurrence?

### **a) Maybe just a reminder notice to renew policies**

- Homeowners do need to keep policies up to date with their own home improvements...examples...new kitchen, remodel of any type that increases the cost of home.
- Beverly will speak with Ray Richardson to get a legal opinion on the issue of being required or advised to do an annual follow-up

## 2) Water Feature

- Purchase of fountain for pond behind gazebo would cost approximately \$6500.
- Need to investigate if this will increase or decrease maintenance cost.
- What extent we would have to pay for repair costs or any other costs(or is there a guarantee on the product)
- We now pay \$187/month, March – September for maintenance

## 3) Irrigation system

- Has been winterized and totally shut down.
- Nothing more to do with irrigation system

## 4) Lawn Care

- Should have one more grass cutting (at lower height) to take us through to next season.
- Aeration and shrub trimming is done annually in the fall
- If we continue this service, we need to update HO list with Brian @ BLC.
- Common Area's bed maintenance is done by BLC, spring/fall cleanup. This did not include weed control, which was taken care of at the small circle at Leisure Way/Shady. Hope Lynn paid someone to take care of this area this past year.
- Should cover ALL common areas.
- Needing some tree trimming across from gazebo along Leisure Way and all along 1560 Leisure Way's Home (Deb Williams) all the trees in that common area are lying on her siding/roof.

## 5) Insurance for common areas

- Discrepancy with payment of this policy
- Annual premiums on these (2) policies and the check we wrote has not cleared GBC.
- Instead, there were (2) "Other Debits" that cleared leaving the actual check unaccounted for.
- David will contact Bryan Breez.

## 6) Snow Removal

- Board members still looking for replacement
- BLC states, commercial companies will be his top priority.
- Not interested: Pro-cut, Frady's, Fralich's

- Kinder
  - a. Patrick Kinder cuts McKenzie Glen common areas
  - b. just one man crew
  - c. said he would do our snow removal
  - d. could he by himself? Does he have enough equipment
  - e. \$3000/snowfall with a 3" trigger
  - d. does he have insurance coverage, rubber blade for driveways and could he get more employees
- Board to meet Wednesday, November 11 @ 7pm via zoom to discuss snow removal. All board members looking for new company.

#### 7) Roof insurance claims

- Beverly and David will work together to calculate the insurance payout for those few homes that Cincinnati Insurance determined had some kind of exterior damage that was found during the inspection done by Cincinnati Ins this past spring and summer.

#### 8) Handicapped ramps

- Corners of Summerwood and Shady, there are no handicapped sidewalk ramps.
- City Street Department says it is up to Joyner to take care of this. They will contact Joyner. If Joyner does not take care of, the City of Greenfield will.

#### 9) Pond Signs

- Thanks you Joyce Smith and homeowner, Gary Thompson for taking care of these signs and getting them in the ground at the pond.
- Thank you also, Gary for riding your bike around and picking up trash in Summerset area.
- **VI New Business**
- Business Entity Report Filing  
Marisue or Beverly will be glad to assist David on filing report

### **VII Next Board Meeting**

- Wednesday, December 1, 2021, 7pm, via zoom

### **VIII Motion to adjourn meeting @ 9:00pm.**