

SUMMERSET HOA BOARD MEETING

Monday, December 6, 2021

7:30pm, via Zoom

I. Call to Order

- Beverly Gard called meeting to order @ 7:30pm, via zoom
- Beverly Gard, David Medved, Joyce Smith, Kris Moore and Marisue Galm were all present.

II. Approval of minutes from Special Snow Meetings

- Meeting on 11/3/21, was approved with no corrections
- Motion by David Medved to approve and Joyce Smith seconded. Unanimously approved 5-0.
- Meeting on 11/17/21, was approved with no corrections
- Motion by Kris Moore to approve and Joyce Smith seconded. Unanimously approved 5-0.

III. Treasures Report

- GBC account reconciled and balanced except for a \$6.00 check that has not cleared, for November 2021
- YTD Cash Flow Report attached and will be posted on website

IV. Architectural Committee

- Landscape projects at 1562 Summerwood Blvd and 1698 Summerwood Blvd have both been completed.
- No other proposals

V. Old Business

1. Fall Clean-up

- Have cleaned up and trimmed all grassed on the West Entrance.
- McKenzie Glens side has not been done.
- Beverly will call McKenzie Glen, for it looks odd having one side done and not other.
- Some HO have inquired about leaves in the back yards. Contract does not include leave clean up in back yards.
- Will need to possibly add this to our contract with BLC.

- 2. Tree Trimming
 - The trees along Westside of home at 1560 Leisure Way are all hanging on her roof and in her gutters.
 - Holmes Tree Service gave us estimate to either cut back trees and/or remove them completely.
 - Marisue spoke with this HO and she would rather have them remove since they are so close to her foundation.
 - Estimate was also for Willow Trees to be cut back also, as they are encroaching on HO at 951 Forest Glen.
 - Marisue will ask for a new estimate to remove all (8) trees on the west side of HO at 1560 Leisure Way.
- 3. Snow Contract
 - Contract will stay with BLC
 - Let's pray we have a mild winter
 - Would like the use of Calcium Chloride when icy conditions appear. BLC will be on call basis for this.
- 4. Insurance Certificates
 - All documentation, except (1) have been received.
- 5. Roof Inspections
 - Pay out will be done from inspection report
 - David and Beverly will get together and get this done

VI. **New Business**

1. Proposed 2022 Budget
 - **Scenario One**
 1. Continue to pay semi-annual dues of \$720
 2. Budget would include over the next 3-5 years, an estimated cost of \$7500/first year to start cleaning up the overgrowth and poison ivy in our common area that runs in the back yards of homes on Summerwood Blvd, Shady Dr. and Blossom Ct.
 - Want to keep "A Natural" setting to this woodsy area
 - Contact homeowners so that everyone understands that we are not wanting to clear out this area, but just keep

it under control, if possible, and preserve the natural setting it creates

- Beverly remarked, we don't have a definition of "what clean up the woods" really means and how extensive it would be. She wants to have a meeting of Homeowners who adjoin the woods. They need to be part of the discussion.
 - Holmes Tree Service will give estimates
 - Get a second party estimate
 - Beverly will contact a state forester come look at it to gain some more understanding of what we can accomplish.
 - This area is encroaching into HO on the Southside of woods and is very overgrown and trashy.
3. Approximately, \$6500 for fountain in the pond
 4. Would end the year (2022) with a reserve of over \$49,000.

- **Scenario Two**

1. Reduce dues to \$600/semi-annually
2. End the 2022 year with a reserve of over \$29,000.

- **Scenario Three**

- 1. Reduce dues to \$500/semi-annually
- 2. End the 2022 year with a reserve of over \$13,000
- Board did not vote on these, but all agreed that Scenario Two would be the best way to go.
- Would discuss further at annual meeting in March
- Savings of \$120 semi-annually to each HO
- The reserve if no deduction of fee's may be too great to not have complaints.
- We do need to establish a reserve
- Average (5) recordable snowfalls
- Snow removal will be what makes the difference
- \$1700/snow removal paid to BLC
- Should we be factoring in for increase of chemicals into this 2022 budget
- Changing Insurance saved Summerset HO approximately 14K/Q/52K
- We paid approximately \$3000 premium last August for

extra HO Insurance to address the \$5mm shortfall in total coverage for the whole neighborhood.

- Not changing Insurance—would have had to increase fees, plus all the extra expenses we would have incurred, tree removal, extra lawncare, etc., etc.,

2. Annual Meeting

- March of 2022
- Most snowbirds will have returned
- Use the 4-H Fairgrounds

3. Christmas decorations

- Loving the 'Santa hats and lighted tree's on Summerwood common area
- Should we decorate the entrance in the future?

VII. **Next Board Meeting**, Monday, January 3 @ 7pm via zoom

VIII. Kris Moore motioned to adjourn meeting @ 9:08pm, Joyce Smith 2nd motion.