

SUMMERSET HOMEOWNERS' ASSOCIATION
Board of Directors Meeting
July 7, 2022
7:00 pm, via Zoom

I. Call to Order

- Joyce Smith (president) call the meeting to order @ 6:58 pm via zoom.
- Joyce Smith (President), Dianne Osborne (VP), Henry Simmons (Treasurer), Kris Moore (Architectural) and Marisue Galm (Secretary) were all present.

II. Approval of minutes from June 6, 2022

- Dianne Osborne motioned to accept minutes without corrections from our June 6, 2022 meeting.
- Kris Moore second the motion for approval and was unanimously approved with a vote of 5-0.

III. Treasure's Report

- QuickBooks and GBC current statements, reconciled.
- Henry now has a debit card in his name.
- Henry has researched other software along with QuickBooks, for financial needs for HOA.
- Henry suggests the QuickBooks is the best software for what we need, and the best cost-effective software.
- QuickBooks Essential package
 1. Discounted price of \$270 first year
 2. \$540/year following
 3. Transfer files from David Medved easily
- This new web-based QuickBooks will allow Summerset Homeowners to pay their HOA Fee's online.
- Statements and Invoice's will go out electronically.
- This will save time, postage, and be more secure than handling of HO's checks.
- A processing fee for this service of 3% will be charged to homeowner when making payment online. The HOA cannot afford to absorb this fee.

- Homeowners can still pay by check, but will be advised to use this electronic transfer.
- Henry will send a letter ahead of issuing statements, explaining how to make your payment
- Henry Simmons motioned for purchasing the web-based QuickBooks Software in the Essential Package version, with the 3% usage fee. Marisue Galm 2nd the motion and was unanimously voted 5-0.
- Dianne Osborne proposed the Board work on an annual budget spreadsheet. QuickBooks should help us do this.
- Summerset HOA Dues are as follow:
 Due March 1st: March 1 thru August 31
 Due Aug 1st: September 1 thru February 28
- We now have a PO Box for all mailings.
 1. Permanent address for Summerset of Greenfield
 2. Standard business practice
 3. \$116/year/6x6 box
 4. Summerset of Greenfield
 PO Box 803
 Greenfield, IN 46140
 5. Henry Simmons motioned for use of PO Box
 Dianne Osborne 2nd the motion and was unanimously Passed 5-0.

IV. Architectural Committee

- Drainage issue in the rear of 1731 Leisure Way and continuing to the east to 1763 Leisure Way, still are waiting for the City of Greenfield to install the drain.
- City code now determines that Greenfield will be responsible for installing drains/tiles.
- Streetlights repaired, street posts-Kris painted—Thanks
- Common Area (Forest)
 1. Brian Gandy (forester) Holmes Tree Service and A. Bryant & Sons, have all been unavailable over the holiday week.
 2. Marisue met and sent email out from met up with Holmes.

3. Meeting with Brian Gandy on Wednesday July 13 @ 3:pm. Board members welcome to attend.

4. Joyce and Henry met with Brian (BLC)

- \$650.00 to trim back the overhanging branches on the Northwest corner.
- \$7200.00 to trim back the overhanging branches and cut down the scrub brush/Bradford Pears up to 10' into the wooded area on South side, from West end to East end. Includes putting Tordon on Pear tree stumps. This does not include trimming any of the tall big trees.
- Continue to mow and keep this held back during the cutting season.
- Would do both sections for \$7200 if they get the South side job.

5. Will get estimates from Forrester, Holmes and Bryant

- Share information immediately, so board can discuss and make decisions

V. Old Business

1. Henry will get another sign for pond stating to Stay off the Ice.

2. Trimming of shrubs

- Joyce drove around and counted flags on the day that trimming was taking place and counted approximately 18-20 homes with flags.
- Possibly only offer this service once a year.
- Possibly change other lawn services when we start looking at a new lawncare contract, such as aeration, edging, fertilizing and trimming
- Lawncare contract needs renewal or new by end of this season 2022
- Snow contract need renewal or new by end of winter season of 2023

VI. New Business

- Pod Storage

1. Joyce was approached by a homeowner about placing a storage pod in their driveway for furniture storage while replacing flooring. Joyce deterred from doing this and suggested just using their garage.
2. This brings up a matter that we may face in the future. Pod storage units in homeowners driveways.
3. Need to make an addendum to our covenants for this.
 - Can we make an addendum without lawyer and HO meeting?
 - If there is a need for an exterior structure, limit the days it can be in driveway, and positioning on drive
4. Can we rewrite covenants and simplify?

VII. Next meeting

- Monday, August 1, 2022 @ 9:00 am

VIII. Adjourn

- Marisue Galm motioned to adjourn the meeting
- Henry Simmons 2nd motion
- Meeting adjourned @ 8:46pm