

## Summerfield Village – Annual Meeting 3/20/09

Trustees Attending – Scovic, Donaldson, Offenbacher, Wray, Timmerman, Jackson

1. 2008 Annual Meeting Minutes/Approval – Reviewed and approved.
2. 2009 Treasury Review – Insurance, real estate taxes, went up. Approved.
3. 2008 Budget Review/Approval - Two homes that liens were placed for 1<sup>st</sup> path assessment, 14 homes for the 2<sup>nd</sup> home assessment. Many of the line items were better than budget. There were some concrete repairs and pool expenses that caused additional expenses. Ended with a \$10,978 surplus. Part of this was attributed due to significantly less material costs for the path than were originally estimated. Insurance premiums went up. We used a less expensive lawyer to file liens than the previous attorney. All HOA annual dues were paid in 2008. Motion to approve the budget. Motion carried.
4. Landscaping – For 2009, we have budgeted slightly less than 08 for McCoy Landscaping. The Board indicated exactly what parts of the sub should be mowed, etc. Board received 5 bids to date, McCoy came in 25% less than 08, next four bids all came in and will be reviewed by the new Board for a decision. Dave Shugert feels he has not been disappointed with their work. Bart Donaldson indicated that secondary areas were not mowed at times. Somewhat more responsive this year, than in 07.
5. Pool – Used a new contractor (Pacific Pools) to maintain the pool in 08. Board was very happy with the results, so we will use them again in 2009. The pool needs maintenance for 09, including painting, pool covers, etc. More expensive pool license. Additional painting of the wood around the pool should be done as well.
6. Fountain/Waterfall/Pond – Added extra money in the 09 budget for repairs. The north pond wall is collapsing. It is dry stacked. A bid has not been placed but will need to be repaired. Board needs to address this quickly. The South pond wall in 07 cost approximately \$6,700, but it did not have a footer. The north wall does have a footer, so this could be a less expensive repair. If we file a claim, the insurance would only cover after we pay the first \$6,000 and they would cover thereafter.

Pond fountain can get clogged from newspapers, etc. If you run the valve backwards, this helps to unclog it. It can affect pump pressure. This may be causing expenses due to burned out motors. Brian Jackson suggested putting screens on the drains to help keep trash and debris out of it. Travis shut it off over the past Fall and Winter to keep the electric bill down. The new Board should look into this issue for this spring and summer. Input pipe is clogged and the waterfall doesn't work properly.

- 7. Exterior Modifications – Some modifications have been done without Board approval. Board recommends that anyone use the modification form and seek Board approval.**
- 8. Walking Path – Certified letters have not gone out on the 14 remaining 2<sup>nd</sup> path assessments, but they were notified again on the 09 HOA assessment notification. The New Board can decide if they want to use some of the surplus budget to maintain the path. Hoskinson's will come back and roll the path for \$300.**
- 9. New Trustees – Three new Trustees needed to replace Beth Scovic as Secretary, Bart Donaldson as President, and Brian Jackson as Member. (due to recent sale of his home) Brian Offenbacher would like to remain on the Board. Theresa Olson will serve as Secretary. Bill Earhart volunteered again. Dave Shugert will take the 2<sup>nd</sup> part of Brian Jackson's term.**
- 10. Remaining Concerns/Ideas – None**