

## Summit Hills HOA Board Summary of Activity

09/21/2020

**The Coronavirus has made physical board meetings impossible. All HOA business has been conducted with emails among the board members and lot owners.** The following board members were involved in these email communications: Carol Richardson, Brandi Armenta, Lois Croshier Roguenant

### Assessments/Election

Assessments, ballots, HOA update, and financial statements were mailed to all Summit Hills lot owners. The road assessments for the above gate lot owners contained distance, road assessment, and segment balance for each road segment used by the specific lot owner.

### Bills/Payments

Reviewed bills via email and signed checks by drop off and pickup arrangements.

### Address List

An address list was sent to all lot owners. Twenty years ago, address lists were readily available. Now security and privacy are more important. Lot owners must complete and return the owner directory consent form to be included on the address list.

### Gate Security

Additional donations gave enough money to install a magnet on the exit gate. A contract has been signed and magnet will be installed the last week of September.

### Legal Consultation

The HOA hired a lawyer to obtain legal guidance on a variety of issues.

- Summit Hills is a Standard Subdivision and not a Common Interest Development (CID) or Planned Unit Development (PUD). The Davis Sterling Act and AB670 do not apply to Summit Hills because they only apply to CIDs and PDUs.
- Guest Houses cannot be built on 1549 lots even if the CC&R are amended. This is a county stipulation for the development of Summit Hills as a subdivision.
- Rentals should be allowed because our CC&R does not explicitly forbid them. Rental guidelines have been developed.
- Use of the roads is restricted to roads the lot owner and their guests use to get to their specific lot.
- Use of the gate is restricted to those served by the gate specifically the above gate lot owners.

Carol Richardson