

Summit Hills Architectural Planning & Street Maintenance Association

HOA Board Minutes

11/09/2020

The Coronavirus has made physical board meetings impossible. All HOA business has been conducted with emails and video conferencing among the board members and lot owners. The following board members were involved in the video conferencing meeting: Carol Richardson, Brandi Armenta, Lisa Satterfield

Bills/Payments

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

HOA Sign near mailboxes: The sign has two bullet holes and is falling apart. All Signs & Graphics has given several quotes.

- Repair sign (fill bullet holes prime sign, and 2 coats of paint) \$1000-1300.
- Replace sign with 3 dimensional sign \$6000-7000.
- Replace sign with flat sign on thin aluminum \$1500
- Take sign down and not replace

Options were discussed and it was decided input from the lot owners should be requested.

Gate Lights Issue: One electrician was contacted and gave his suggestion. A second opinion is desired. Brandi recommended Scott Graham from Inter-City Electric. Carol will call Scott for a second opinion.

Gate Painting: The gate needs flaking paint removed and repainted. Carol has called various painters but they either do not return the phone calls or are too busy to give an estimate. Lisa knows some painters so Carol will send to Lisa and Brandi a list of the painters contacted.

Gate Security Update: The gate camera has been transferred from Bill Cribbs to the HOA. The cell costs for the camera are about \$200 per year. The camera helps to see gate activity although the camera is not good enough to obtain license plate numbers. The addition of the magnets to the entrance and exit gate has decreased attempts to push open the gates.

Road Repair: The HOA has a rolling stick with wearable paint to mark the places that need repair. Lisa will contact Mike Fredericks for estimates. Carol will forward to Lisa and Brandi the amounts available in each road segment, so the board knows how much money is available for repair of each road segment.

Guard Rail Issue: In June of 2019 a construction truck damaged a guard rail on Smiley Place. Carol suggested that we get a repair estimate. Lisa said she would ask for a quote from Mike Fredericks when he quotes Frog Pond Place/Smiley Place repairs.

Weed Abatement: The board was not satisfied with the weed abatement this year. We will use someone different next year.

Update on Paid Assessments: There are 10 lot owners who have not paid their assessments. Two of these lot owners have not paid for 2 years. Second assessments notices will be mailed soon. A

payment plan is also a possibility for those lot owners who need it. A letter from the HOA lawyer may be needed for the accounts that owe for multiple years.

General Meeting: The board discussed having a video conference general meeting in Dec or Jan. Lisa will explore other methods to communicate with the lot owners.

Bank Signatures: New bank signature cards need to be signed so that Lisa can sign checks. Carol will call the bank to verify how to do this.

Officer Duties: Carol will continue as President, Lisa will be Treasurer, and Brandi will be Secretary. Carol will transfer the books to Lisa when Lisa has been added to the bank accounts.

Rocks on Morton/Tirotta's driveway: Morton/Tirotta will be starting grading so the left-over rocks that were purchased by upper Frog Pond Place/Smiley Place road segments need to be moved from their driveway. It is desirable to keep the rocks near by so they can be easily used to fill the gullies that occur on these road segments. Lisa will review possible sites.

Meeting: The board will have another video conferencing meeting on Friday Nov 20 at 10 am to follow up on various items.

Brandi Armenta