

Summit Hills HOA General Meeting Minutes

12/12/2020

Attendees: Carol & Jeff Richardson, Brandi & Mike Armenta, Lisa Satterfield, Maggie Bartels, Neshia Brown, Bill Cribbs, Don Daniels, Ann Dinius, Nancy Duvall, Roger Morton & Steve Tirotta, Kim Lorch, Christian & Lois Roguenant, Richard & Susan Savage, Jim Schweikhard, Brian Vincik

Attendance: The general meeting started at 9:06 am. There were 15 lots represented which is more than the 10 lots needed for a quorum so business can be conducted.

Election Results: Brandi Armenta, Carol Richardson, and Lisa Satterfield were elected to the Board of Directors with 20 votes each.

HOA Sign by Mailboxes: The sign by the mailboxes has 2 bullet holes and is falling apart. Six sign companies were contacted. All Signs & Graphics gave several quotes. The options are:

- Repair sign (fill bullet holes, prime sign, and 2 coats of paint) \$1000-1300. This repair will last about 4 to 5 years.
- Replace sign with 3-dimensional sign \$6000-7000.
- Replace sign with flat sign on thin aluminum \$1500.
- Don't replace – take sign down.

There is not enough money in the general account to do any of these options. It would have to be a special assessment. Nancy Duvall and Susan Savage were in favor of the flat sign. This option would amount to a \$40 special assessment per lot. Jim Schweikhard was in favor of the flat sign or repairing the present sign. Don Daniels knows a sign guy and will give Carol the information for another quote.

Gate Update -Donations: Lot owners were thanked for their donations. The following lot owners donated a total of \$2550 for the gate magnets: Brown, Daniels, Dominicus, Lorch, Morton Tirotta, Nathan Bartels, Richardson, Savage, Schweikhard. Bill Cribbs was also thanked for his donation of a security camera and 6 months of cloud service.

Gate Update -Motion Sensor Light: Wires for the center post had been disconnected (vandalism, gate repair worker??). The wires were re-attached and a new LED motion sensor light installed.

Gate Update – Rust removal and Painting: The gate needs to have the rust removed and the gate painted. New West gave a quote of \$2800. There will not be enough money in the gate account to pay for the rust removal and painting. If the gate continues not to need repairs, there will be enough for this repair in 2022. Susan Savage asked how much the special assessment would be. Carol calculated that a special assessment for each of the 25 above gate lots would be \$112. A donation campaign or a work party are other possibilities. Jim Schweikhard thought the \$112 special assessment, or a work party were good possibilities. Brian Vincik suggested that we hire some \$30 laborers or college kids to remove the rust and paint the gate. The Board will further investigate these options.

Open Forum with 3 minute time limit: Participants will raise their hand, Carol will allow them to unmute, and the attendee can unmute to talk. Lisa will time the speakers and let them know when their time is up.

- Nancy Duvall noted two items of concern. There are several dead cottonwood trees by the mailboxes that may fall and do damage. In addition, there are fir trees that need to be trimmed on both sides of San Miguel on the way to the gate. These trees overhang onto the road narrowing the road and decreasing room for two cars to pass each other. These trees also present a fire hazard. Carol Richardson noted that the dead trees are on Pablo Roman's property, but he may be unclear as to whether he can get rid of the trees or not. The overhanging trees are also on Pablo's property. Brandi sees Pablo frequently as she goes in and out of the subdivision so she volunteered to talk to Pablo about both items.
- Bill Cribbs spoke next. Bill was dissatisfied with the allocation of funds for repair of Palo Verde. He said that the more they learn, the more alarmed they become. Bill Cribbs threatened they would sue over non repair of Palo Verde. He also wants minutes of the recent board meetings and this annual meeting. Bill noted that there had been no general meeting last year.
- Carol Richardson responded by reading a prepared statement which follows:

"The HOA is responsible for assessing and collecting assessments for gate and road maintenance for the upper 25 lots. The above gate road assessments are based on the roads used from the gate to the specific lot. If there are repairs needed on the above gate roads, the lot owners who use those roads pay for the repairs from the assessments assigned to that road segment. If there is not enough money in the road account for that designated road segment, then a special assessment must be done to the lot owners who use that road segment only. The funds for such special assessments would have to come exclusively from the lot owners who use those road segments to access their lots. The HOA is prohibited by the CC&Rs from using funds assessed from other road segments to make repairs to roads not serving their lots. All of this information has been provided to the Palo Verde homeowners, who have requested funding from the HOA for extensive repairs to the road serving their lots that is far in excess of available regular assessments allocated for the Palo Verde Road segments.

The pertinent provisions of the CC&R's that set forth these rules are in Article IX, pages 29-32. Copies of the CC&Rs are typically provided to purchasing lot owners during escrow and are readily available from the HOA to all lot owners at any time. They also are available on the Summit Hills website.

In November 2019, in response to questions from the Palo Verde lot owners about funding of road repairs, the Board sent all lot owners an educational letter explaining in detail how assessments are handled pursuant to the CC&Rs. In June 2020, the Board provided the above gate lot owners with another educational letter, setting forth the results of an extensive audit of above gate road assessments and road expenses going back to 2000. The Board also provided all above gate lot owners a link to all the road receipts from 2000 to 2019. All of these materials are available to all above gate lot owners at any time.

The Board acknowledges that it did not hold an annual meeting in 2019. This was due in large part to the fact that the Board was overloaded with requests from the Palo Verde Road lot owners, conducting the audit referenced above, and the fact that Ms.

Richardson became very ill at the end of last year. Note that the Board members are unpaid volunteers who are elected annually and consists of your fellow lot owners and neighbors. The last annual meeting was held on December 3, 2018, with a 28-day notice provided to all lot owners by e-mail and regular mail. During that meeting, the need for the gate repair was discussed and a special gate assessment was approved. Meeting minutes were sent to all lot owners following the meeting, just as they have following all other annual meetings in the past."

- Bill was given the opportunity to speak again since he had not used all of his 3 minutes. He noted that the continued hostility by the board would result in a lawsuit. Carol responded that their lawyer was speaking to our lawyer and referred him to the prepared statement.
- Susan Savage asked whether the gate repair and new gate magnets had improved the gate security. Carol responded that things had greatly improved. Carol also noted that she collaborated the used gate codes and the security camera photos daily and kept a file of turnarounds and suspicious vehicles. Brandi and Lisa also commented that the trespassers on the upper lots had decreased.
- Carol received a call from George Kasperek that for two nights at 2 am someone was shining an extremely bright laser light in their windows. George thought it was coming from the gate area. If anyone knows anything let Carol know.
- Jim Schweikhard noted that the vegetation near the gate needed to be trimmed back because it was interfering with visibility of approaching cars. Carol will contact the mailbox area gardener to trim the vegetation. Jim also noted that there was a gray Mercedes which has been parking along the county-maintained San Miguel Road. Jim volunteered to casually talk to the woman. Carol noted that Mike Armenta had talked to her casually and that she had fallen on some hard times.

The meeting ended at 9:57 am. Brian Vincik thought we should hold future general meetings by video conferencing.

Additional Note: Susan Babcock contacted Carol before the meeting that she could not attend and that she was concerned about the speeding on San Miguel when first entering or leaving the subdivision. This portion of San Miguel is a county road so the HOA is limited as to what they can do although the board will investigate options. **Please slow down as you come into or leave the subdivision.**

Carol Richardson

Brandi Armenta

Lisa Satterfield