

Summit Hills Architectural Planning & Street Maintenance Association
HOA Board Minutes
3/31/2021

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

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

DAMAGED GUARDRAIL UPDATE: Michael Fredericks Paving will be repairing the damaged guardrail on Smiley Place. The date for the repair has not been set.

CONSTRUCTION GUIDELINES: A draft of the Construction Guidelines and Acknowledgement of Responsibility was written and reviewed by the board. This document will be submitted to the lawyer for review and comments.

UNPAID ASSESSMENTS: Third notices were sent to those lot owners who have not paid their assessments.

GATE SECURITY: New mounting enhancements were added to both the camera and the solar panel. This should enhance the stability of the security camera during winter storms.

RAIN/FOG PROBLEMS WITH GATE SENSORS: Hoods have been added to both entrance and exit gate sensors and reflectors. In addition, both sensors and reflectors have been treated with RainX periodically as recommended by sensor manufacturer.

MOVING GATE POSTS: Both entrance and exit gate posts are not stable and have had problems with movement which effects the gate operation. Quotes are being obtained for repair of the problem posts.

COMPROMISED GATE CODE: PG&E posted a gate code on a hazard cone near the entrance gate during a recent power outage. The compromised gate code was deleted, and a new gate code was assigned. PG&E has been given a new gate code and proper handling of the gate code was discussed.

MAILBOX LOCK: Someone tried to break into the outgoing mail slot and one of the mailboxes. The lock had to be replaced for one of the mailboxes.

SIGN AT THE MAILBOX: We have received \$480 in donations towards the sign repair. We are almost halfway to the needed \$1000 to repair the sign. Donations can be made to the Summit Hills General Account and sent to Summit Hills HOA, 13890 Palo Verde Road, Atascadero, CA 93422.

Carol Richardson

Brandi Armenta