

# Summit East HOA Meeting Minutes

**\*\*Date\*\***: July 25, 2024

**\*\*Time\*\***: 6:38pm

**\*\*Location\*\***: St John's United Methodist Church and Preschool

**\*\*Attendees\*\***: Lorena Alvarez Cordero, Katrina, Joe , Michelle, Bonnie Thompson (via phone)

## 1. **\*\*Call to Order\*\***

- The meeting was called to order by Katrina Beery.

## 2. **\*\*Approval of Previous Meeting Minutes\*\***

- The minutes from the April 25, 2024 meeting were reviewed and approved.
- Motion to approve by Michelle, seconded by Joe. Motion passed.

## 3. **\*\*Financial Report\*\***

- The current bank account balance is \$58,987.86, including both the catastrophic fund and the operating fund.
- Discussion on the possibility of moving some funds from the operating account to the catastrophic fund.
- Concerns were raised about the service from South State Bank, including the difficulty in accessing accounts and the lack of on-site support.

## 4. **\*\*Outstanding Dues\*\***

- There are 16 residents with outstanding dues for 2024 and 9 residents with dues from 2022 or before.
- The new HOA law requires that residents owe more than \$1,000 before a lien can be placed on their property. Currently, only three properties meet this threshold.
- There was discussion about the difficulty in collecting dues from certain residents and the steps taken to address these issues.

## 5. **\*\*Maintenance and Repairs\*\***

- **\*\*Danielle's Door Replacement\*\***: Estimates for replacing the gate and two gate posts on the HOA perimeter fence range from \$800 to \$1,000. This will be discussed further with the attorney due to new HOA laws requiring uniform treatment of all residents.
- **\*\*Retention Ponds\*\***: The engineering report recommends de-silting seven retention ponds. Quotes for this work are being sought, and it is expected to be a significant expense.

## 6. **\*\*Legal Matters\*\***

- A meeting with the HOA attorney is scheduled for August 1, 2024, to discuss various issues including paint colors, lease enforcement, and the process for filing liens.
- Discussion about how to handle the storage facility that is currently under the name of a former board member and whether to continue paying for it and

## 7. **\*\*New Business\*\***

- Two new "No Soliciting" signs are needed, one for each entrance to the community.
- The fence has been pressure washed, and a rumor that the HOA paid for another community's wall to be cleaned was addressed and clarified.
- The board is considering changing banks due to dissatisfaction with the current bank's services.

**8. \*\*Next Steps\*\***

- The board will meet with the attorney on August 1, 2024, to clarify outstanding legal questions.
- Additional quotes will be obtained for maintenance work as discussed.

**9. \*\*Adjournment\*\***

- The meeting was adjourned at 7:42pm.

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**\*\*Prepared by\*\***: Lorena Alvarez Cordero