** Community News for Summit Pointe**

***Summit Pointe Homeowner’s Association, PO Box 306, Springboro, OH 45066*** ***Summitpointehoa1@gmail.com***

**December 2023**

Hello Summit Pointe Residents,

As we approach the end of 2023 we have several updates for our community.

**2023 Annual Meeting Minutes**

The Association’s annual meeting was held on Thursday November 16, 2023.

* President Craig Neslen chaired the meeting which began at 7:20 PM.
* Minutes of the 2022 annual meeting were read and accepted by the Board.
* Presentation of 2023 financial position of the Association.
* The 2024 budget was discussed and copies given to residents in attendance. Additional copies of the budget are available upon request by sending an email to the Board at the email address at the top of this newsletter.
* The annual assessment for 2024 was set at $400, a $25 increase over 2023. This is the first assessment increase since 2013.
* Vote taken for the HOA President position. Craig Neslen was reelected to the Board for a new three year term.
* Gary Eadie and Dave Penney were invited to present the most up to date design and cost information the Pavilion Committee has collected.
* The Board established a not to exceed amount of $20,000 for the project from funds held in the Association’s Reserve account. The annual assessment was not increased to fund the construction of the pavilion but to fund general expenses such as electric and grounds maintenance.
* Meeting adjourned at 9 PM.

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**Annual Meeting Date**

There has been some discussion as to why the Board holds the annual meeting in November. The answer can be found in our Bylaws. Article 1 Section 1.08 provides for the month of the meeting:

1.08 Annual Meeting. No annual meeting shall be required before the Turnover Date. After the Turnover Date, the Members shall hold a regular annual meeting during the month of November each year at a time and place designated by the Board of Trustees. If the Board of Trustees fails to fix a date and time for the annual meeting then it shall be held at **7** p.m., on the second Tuesday of November or, if that day is a legal holiday under Ohio law, then on the next day that is not a legal holiday.

Another question received was why don’t we have a mid-year meeting? Well again, per our Bylaws in Article IV, the Board does meet four times per year and it’s usually once per quarter:

4.01 Regular Meetings, Regular meetings of the Board of Trustees shall be held at the times and places designated by the Board of Trustees. After the Turnover Date, the Board of Trustees shall hold at least four (4) such meetings per fiscal year.

These meetings are to discuss general issues and finances during the year and actions the Board may need to take for the operation of the Association. The Bylaws don’t state specifically the attendance or interaction of the Summit Pointe residents at the quarterly Board meetings. As an alternative to a mid-year meeting the Board can prepare and mail a newsletter.

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**Why a pavilion for the green space?**

The idea of improvements to the green space was first discussed at the 2021 annual meeting. Resident Gary Eadie opened the discussion of a pool, playground or gazebo for the green space. The Board determined the cost for construction of a pool to be in excess of $100,000 and the annual maintenance and insurance to be cost prohibitive. Costs for a playground, depending on the size and type of equipment, could be anywhere from $30,000 to $50,000 plus for construction with annual maintenance and insurance costs. The construction of a gazebo was determined to be the most cost effective expenditure with a maximum construction cost of $25,000. The Board asked Gary to form a committee to investigate the construction of a gazebo and report to the Board. The Board met with the gazebo committee prior to the 2023 annual meeting and presented three bids for what had changed from a gazebo to a pavilion. The Board, at the 2023 annual meeting, authorized $20,000 for the site prep, purchase of and construction of a pavilion. Please see the discussions on Facebook – Summit Pointe Springboro Neighbors for more information and to comment on the discussion.

As a follow up, the Board met with the Pavilion Committee on Wednesday December 6th:

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**Summit Pointe HOA Board Meeting w/ the Pavilion Committee**

6 December 2023, 7:30pm @ Dorothy Lane Market

**Attendees:**

Board Members: Craig Neslen, Dave Price

Pavilion Committee Members: David & Katherine (Kat) Penney, Gary Eadie, Anthony Bennett and Laura Burke, Others: Deb Price, HOA Liaison

* Discussed the need for better communication between the homeowners and the board
	+ Briefly discussed sending out a newsletter either by mailing or by posting it on the HOA webpage
	+ Briefly discussed holding a semi-annual formal meeting. This was determined to not be acceptable because the Bylaws do not authorize any additional meetings besides the annual meeting in November unless a ‘Special Meeting’ is called via petition by the homeowners.
* The Pavilion committee presented the feedback they received from the homeowners from the recent survey
	+ 41 people responded
	+ 18 liked the bright white pavilion, 15 liked the brown pavilion, 6 liked the cedar pavilion, and 2 did not like any of the style options.
* The Pavilion committee presented cost information for materials to build the white pavilion
	+ $6,800 for all the wood. All pieces have to be cut by HOA members. David and Kat offered to cut most/all of it at their woodworking shop and to store the wood at their shop until it’s ready for assembly
	+ 20’x20’ concrete pad would cost about $5,300. The committee recommended adding a 5’ porch to one side of the pavilion and to add a sidewalk to the Pavilion from the existing sidewalk around the green space. Concrete will cost about $19/sq ft
	+ Briefly discussed accessories for the pavilion. About $250 for an 8’ bench
* Discussed holding an informal meeting called by the committee members and attended by the board members to listen to more homeowner input and questions
* Discussed the use of the webpage to foster communication with the homeowners
* The committee decided to call an informal meeting for homeowners to gather more information and voice their opinions. It will probably be held on the morning of 16 December in the green space.
* After receiving the final costs from a detailed bill of materials and updated concrete pouring quotes, the board will reconvene and consider the homeowner request to sponsor the installation of a community pavilion in the green space. It is anticipated that this final authorization decision will be made in January 2024.
* Zoning and construction permits will be acquired in February and early March.

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* Pouring of the concrete base is tentatively planned for late March / early April when weather permits.
* Construction of the pavilion will begin after the concrete has cured sufficiently, is anticipated to last no more than a month and will be executed by community homeowners in an effort to minimize costs and build relationships in our community. Please see our Facebook page and leave a note or email the board at the email address below if you’re interested in helping out!

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The Association’s email address is summitpointehoa1@gmail.com. Yes that is a one after HOA. We checked the website and the email link there is correct with the one after HOA. Please be patient with emails as we do not check for new emails on a daily basis.

The Board also maintains a website at www.SummitPointeHOA.org.

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