

Aug 16, 2025

Summit View HOA Annual Membership Meeting (zoom link will be added Aug 1)

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Attachments  Summit View HOA Annual Membership Meeting (zoom link will be ad...

Meeting records  Transcript  Recording

Attended: Sign in sheet

Jim and Gayle Hanson Lot 5

Jr and Trish Krogh Lot 1 and 2

Mike Cannon and Johnny Cadriel 8, 9, 10

Marylin Sanchez & John Liappas Lot 11,14,15,16

Wendy Newsome Lot 21 & 22

Steve and Jackie Nix Lots 23 & 30

Carl William Drew & Jennie Malloy Lot 25

Palmer Trevor Lot 26

Alfred Coles Lot 31

Danny and Ellen Holland Lot 32

Constance & Nathaniel Coles Lot 35

Sue Vandel Dennis Lynn Vandel Lot 39

Stéphane Guillard Lot 43

Chris and Sarah Mayer Lot 45

Summary

The Summit View Community meeting commenced with an overview of board accomplishments, including infrastructure repairs and improved governance through new architectural review checklists and covenants. Trish Krogh presented financial reports, highlighting current dues and operational expenses, and a motion was approved to implement a \$300 fee for HOA closing letters. Discussions also covered road maintenance estimates, the current impact fee structure, and the expansion of the board to seven members. The new board was announced: Ellen Holland, President, Jim Hansen as Vice president, Marilyn as secretary, and Mr. Vandell as treasurer, and three members at Large: Ingrid Stier, Wendy Newsome, and Chris Mayer.

Details

- **Meeting Commencement and Rules** Summit View Community initiated the meeting, addressing initial audio issues and confirming that the session would be recorded and transcribed ([00:00:00](#)). They outlined plans to institute Robert's Rules of Order to ensure respectful discussions and efficiency, aiming to keep the business meeting to about an hour ([00:10:59](#)). The agenda was approved following a motion and a second by M and Wendy, respectively ([00:13:28](#)).
- **Board Appreciation and Accomplishments** Summit View Community expressed appreciation for the board's hard work this year, providing a recap of accomplishments in infrastructure and grounds ([00:13:28](#)). These included repairing road shoulder erosion using general funds, conducting ditch maintenance, encouraging lot maintenance, and making improvements to the

picnic shelter, such as cleanup from Hurricane Helen and expanding the parking area ([00:14:37](#)).

- **Steve's Contributions and Trail Maintenance** Summit View Community specifically recognized Steve for his extensive work at the picnic shelter, including removing dead trees and extending the parking area, which saved the community a significant amount of money. They also mentioned efforts by Danny, David, Wendy, Dylan, Michael, and Ellen to clear a trail leading into the national forest, describing it as a beautiful area for walking and riding, while also cautioning about active bears in the area ([00:15:46](#)).
- **Governance Updates and Financial Audit** Summit View Community reported on governance achievements, including the implementation of a new, stricter architectural review checklist and the successful passage of new covenants with overwhelming majority approval between June 5th and August 10th ([00:17:31](#)). They also noted that a financial audit was discussed in February, a P.O. box was established before transitioning to a permanent mailbox, and Trish Krogh conducted a thorough review of insurance policies to ensure adequate coverage without extraneous expenses ([00:18:32](#)).
- **Board Structure Expansion and Community Engagement** Summit View Community announced the expansion of the board structure from five to seven members and highlighted increased community engagement through the use of Zoom, proxy, and survey voting options. They acknowledged and thanked Jim, Mike, John, Chris, David, Wendy, Danny, Ellen and Steve for their significant contributions to various community tasks, particularly ditch cleaning ([00:19:42](#)).
- **Financial Report Presentation** Trish Krogh presented the financial reports, noting that current dues totaled \$21,735.05, though two lot owners had not yet paid ([00:20:39](#)). She detailed operational expenses, including court filing fees, website fees, insurance, and common area maintenance, and explained that landscaping costs were higher due to unpaid invoices from the previous year. Trish Krogh also mentioned the transfer of the impact fee from Lot 39 into a money market account to earn interest and suggested moving it to a CD for higher interest ([00:21:46](#)).
- **Financial Discrepancies and Impact Fee Management** Trish Krogh clarified that the only discrepancy found during the financial audit was unpaid landscaping expenses from the previous year ([00:22:59](#)). Summit View Community added that impact fee money and general funds, previously commingled, have now been

separated, with impact fees placed in a CD and money market account ([00:24:15](#)). The bank reconciliation was stated to provide a clear breakdown of all funds ([00:25:19](#)).

- **Picnic Shelter Enhancements and Financial Approval** Summit View Community proposed further improvements to the picnic shelter area, including installing railroad ties to divert water and adding mulch and pink multigrass, with an estimated cost of \$2,400 ([00:26:33](#)). A motion was approved to allocate up to \$2,500 for electrical installation, including a fan, light, and outlet in gray conduit, with any additional costs requiring further membership approval ([00:30:10](#)) ([00:37:19](#)). Discussion also included the type of lighting to install, with concerns raised about light pollution and the practicality of streetlights versus floodlights ([00:32:04](#)) ([00:33:52](#)).
- **Discussion on Charging for Closing Letters** Trish Krogh initiated a discussion about implementing a fee for HOA closing letters, noting that many HOAs charge between \$250 and \$500 per letter ([00:38:28](#)). There was a discussion about whether the buyer or seller should bear this cost, ultimately concluding that it is often a matter of negotiation between the parties ([00:41:39](#)) ([00:43:48](#)). John made a motion, seconded by Trish Krogh, to set the HOA closing letter fee at \$300, which was approved ([00:45:53](#)).
- **Road Maintenance and Impact Fee Assessment** Summit View Community addressed the issue of road maintenance, presenting estimates for paving at \$275,000-\$300,000 and crack sealing at \$50,000-\$60,000 ([00:46:42](#)). Concerns were raised about the high cost and the current state of the roads, with a motion to table the discussion for now to allow for further assessment and exploration of additional options, ([00:50:44](#)) ([00:54:47](#)). The current impact fee structure, changed in January, was discussed as a minimum of \$2,000 plus \$1 per square foot of total square footage for accessory structures, aiming to better align with current needs ([00:51:38](#)).
- **New Board Members and Meeting Conclusion** Summit View Community announced the new board members: Ellen as president, Jim Hansen as vice president, Marilyn as secretary, and Mr. Vadell as treasurer ([00:55:46](#)). They also mentioned that Trish Krogh and JR are leaving the community. Wendy, Chris, and Ingrid will serve as members at large, expanding the board to seven members ([00:56:25](#)). Before concluding the meeting, Jim suggested that the community should write an RFP (Request for Proposal) for future road repair estimates to ensure uniform bids, which was agreed upon ([00:57:18](#)).

- **Website Update for Fee Information** Trish Krogh requested that Marilyn update the website to include information about a \$300 fee. Summit View Community confirmed that they would ensure this information is added to the website, making it accessible to closing attorneys who check the site ([00:58:14](#)).
- **Meeting Recording and Adjournment** Summit View Community noted that the meeting recording was only valid for an hour, in case participants wished to re-enter the session. The meeting was then moved to adjourn and was seconded and approved ([00:58:14](#)).

Suggested next steps

- ☐ Summit View Community will email out everything that was talked about following the meeting.
- ☐ Summit View Community will let Nick know that the motion to approve the \$2,400 with up to \$400 in additional mulch is passed.
- ☐ Summit View Community will put Jackie's information on the website about listing 36.
- ☐ Summit View Community will add writing an RFP to any future work.
- ☐ Summit View Community will put information about the \$300 fee on the website for Marilyn.

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