

Summer Lake HOA Meeting Notes

Zoom Meeting - 02/17/2021 6:30pm

Present:

Kimberley Wilson

Kevin Banton

Michelle File

Rose Jungkind

Monty Montgomery

"Denise"

Andy De Mars

Sharon Nuss

Vicki Cowan

Randy Perry

Wayne McCroskey

*Joan Codd out pneumonia; Kevin taking notes in absence

6:31 02/17/21 - call to order

Preamble

Kimberley - talking about Joan Codd being out due to pneumonia, and not being able to take notes and be meeting director at same time

- Look at meeting packet

Review of minutes – 1.20.2021

- Amend meeting to add "s" to Andy De Mars name
- Minutes will be approved and posted once corrected

Financials (Randy)

Coming at it from "position of ignorance" - observations on titles of documents:

- Documents referring to reserve funds
- Go to bank records - has "operating" in title for non-accountant easy reference
- Balance sheet "operating fund year to date" - appears \$20,000 expenses from January
- General ledger checking account needs "operating" in title - Michelle not sure if title editable
- Randy to send notes to Michelle
- Randy finds financials accurate
- Operating account \$10049.32
- Reserve account \$23114.01
- Currently Owed \$482.85 (unpaid dues)
- Expenses under budget \$219.40

Earthquake insurance to cover walls and mailboxes (Kim)

- Quote \$516/year - Lloyds of London \$104000 with 10% deductible
- Propose as budget item?
- Rose - what's the deductible?
- Vicki Cowan recommends American Family
- Rose recalls car that hit wall - \$10000 damage for that incident - driver didn't have coverage
- Kimberley to send quote out - talk about it at next meeting
- Must have \$10000 in reserve to cover deductible
- Must cover entire wall along Scholls Ferry and Mailboxes
- Would take 20years to save to meet premium
- Kimberley recommends quote
- 213 people in development

Old business:

Flower baskets (Michelle):

- Quote \$5170 - from the Garden Corner - including baskets and watering
- Country garden - doesn't provide watering; just baskets - set up and removal \$2100
- Vicki "baskets not attractive" last year - faded yellow and not blues/reds
- Michelle recommends sending pictures to pick baskets
- Kimberley: quality needs to be uniform throughout neighborhood

Reserve study (Michelle):

- Kimberley: did we decide to go ahead with less expensive single year, or more expensive two year reserve study?
- Michelle: contractor comes out and walks property with CC&R's and looks for those items - estimates lifespan of items and determines what needs to be set aside to replace
- Choosing to go with less expensive single year study
- Michelle: first year of study more expensive as setup
- Michelle to send to Kim as e-signature item
- Kim first and Sharon seconded motion for less expensive option

Schedule of fines (Michelle):

- Kim gave to Michelle to send off to attorney
- Michelle: lawyer's comments - item at end to be removed as procedural. Missing dollar sign from one item
- Review drafts of schedule in meeting packet - items highlighted in yellow
- Kim: additional changes needed?
- Rose: asking whether recurring/grace period edits got included
- Kim: 9 restrictions needing dollar amount fines added - specific
- Goes out to general meeting/area next month
- Vicki: prohibition on running a boarding house? No - call the city instead

- Michelle to board: any additional comments to be added?
- Montgomery: motion to be put before board next month
- Kimberley: seconded
- Michelle - need to add a signature line instead of yellow line for board

Signs in the yards (Kimberley):

- Kimberley: anyone noticing signs in yards?
- Michelle: was asked about end date for signs
- Vicki: asking about BLM sign in neighbor's yard; asked to bring it to Michelle
- Vicki to take pictures of neighbor's sign - send to "michelle@capartners.net"
- Extended deadline for sign removal is over - for consistency's sake

New business (Kimberley):

- Kim: Denise can't edit newsletter anymore - new job; CAP to create newsletter going forward
- Need content from members to give to CAP - need volunteers for that content
- Wayne: might help to have email for CA Partners (see above "michelle@capartners.net")
- Rose: newsletter needs to be sent to every household (some are rentals) - i.e. maintaining yard, rats control, etc
- Kimberley: Homeowners are responsible regardless of renter; can't handhold
- Vicki: renter percentage? Michelle - not sure how many? 40%?
- Kevin: synchronicity between newsletter and website? Monty: yes. Kim - post at mailboxes
- Kim: A couple of people needed to submit
- Kim -> Sharon: want to send a couple of newsletter articles to Michelle
- Budget, fines/fees, information on renting pavilion? Perry asked if old articles are archived, Monty says yes, on website

Board positions (Michelle):

- Three yearly director positions operating
- Kim and Randy are running again this year, Joan is not
- Vote at annual meeting
- Reach out to neighbors to fill positions

4/21/22 Budget to be voted on (Kimberley)

- Kim -> Michelle: is up to date - no reserve contributions, Garden Corners bid, current insurance increase, not \$500 Earthquake
- Kim: \$4/year increase is tiny
- Wayne: is there a copy available? Kim: it's in board packet

Violation delinquency for not paid yearly assessment (Michelle)

- Small amount of interest. CAP to take over delinquency. 30 days until considered delinquent. First is soft notice 2-3 week period. Second notice is demand statement; have to bring account current.
- Kim: transition difficult to CAP to Alana. One deceased, for example.
- Monty: process is registered mail? Michelle: documents dictate that process. Soft reminder can be email or mail. Demand statement must be certified mail (or whatever is stated in operating documents)
- Michelle: deceased homeowner - who is taking over estate? Kim's neighbor across street. Michelle to reach out, and to remaining 3 with demand statements

Closing (Kimberley)

Kim: Questions or comments?

End

End of meeting 7:26pm 02/17/21