

SPHOA Meeting 15 June 2013

10:00 Pancake house

Present:

K. Kunkel

C. Quinones

N. Bond

C. Stuart

N. Fisher

Treasurer's report

Nancy to generate year end report, Chris to post on website

Nancy to send Neil Treasurer's report – see attached report

Do not yet have bills for Dumpster Days/Community Days

Did get deposit check back from Salt Lake Co, for dumpster land use.

Dumpster Days suggestions

Second recycle bin with bigger openings for larger items.

2 green dumpsters

2 recycle (one open for metal/larger items)

1 e-waste (hire a service or use Dave S's trailer) -

10 normal

Nancy to generate dumpster report

Need a campers to watch the dumpsters over night

No Dogs

Chris to make Community Days report

has what worked well, what didn't

rename to swap meet

Silent auction made \$1600 + a \$500 plumber gift certificate

HOA to send thank you notes to all donors and volunteers

Mike to write about firewise.

CC&Rs and liens

Paxton Guymon is the foremost authority on HOA law.

Asked how to collect \$ from members, in the nicest way.

Board does not want to be jerks, we provide a service to the community. HOA should work on promoting services

HOA required to maintain fire break above Summit Park.

We cannot do G and J this year. The attorney will give us a list of expiring plats.

Chris: look for volunteers from every plat, and make a push for CCR renewals.

Kay to look into combining the letters and initiative. Put in a concerted effort to get every one on board.

We will remove the chicken clause from A and B, and from the unified ccr. but leave in prohibitions to livestock and roosters.

Perhaps write a letter that says that the county requires the HOA to maintain firebreaks, this is one of the primary responsibilities of the Association. The Mandatory dues for Plats A and B are the primary source of this funding. The board is attempting to get the other plats on board so that we have funding to maintain these breaks. Summit Park is Number 1 in the intermountain area for wildfire danger. K Kunkel is currently having her lot turned into a firewise lot. She invites all members to view the work.

HOA has a lien on all lots in A & B, by how the CC&Rs are written.

attny asked us to look at the ccr and ask questions

question about livestock.

because livestock is specifically mentioned in the ccr, then HOA is obligated to enforce. if resident complains we would have to enforce

Burnt out house:

Owner refused registered letter,

K to get title report on property, its likely that there is an insurance lien on the property,

Neil to contact county about weeds along Summit Park Roads, County owns Right of way + 15 foot easement.

Start blog about burnt out house.

Kay to write letter to park record about easements. and uniformity of enforcement.