

Summit Park HOA Board Meeting  
February 1, 2014  
Meeting Minutes  
Bond Residence, 725 Aspen Drive

Attendees: Chris Quinones, Nancy Bond, Mike Quinones, Kay Kunkle, Dawn Spinhirne-Martin, Liana Teteberg

Meeting called to order at 9:20am

Meeting minutes approved from previous meeting.

Treasurer's report on 2013 actual expenses and 2014 budget were reviewed and approved with the following changes:

- Increased dues budget for 2014 to match 2013 receivables
- Changed block party line item to community events and set budget at \$600
- Landscaping budget from 2013 was not used. Quotes are being received from landscapers to improve landscaping on the corner land at the entry to the neighborhood that we lease from the state. The goal is to clean-up and improve the landscape layout with weed abatement cloth under the rocks, keep as much natural vegetation as possible, and improve the signage.. We lease the corner from the state. Landscaping budget set at \$1500.
- Tax accountant has volunteered to donate services to file taxes. Remove \$500 from budget. Add notes to account for in kind donation. Offer website advertisement in exchange for the volunteered services.
- Tree Removal Bounty – 2013 budget was \$3,000 but only \$1,000 used. Leave budget at \$3,000 and increase promotion of the project to residents.
- Firewall Completion and Maintenance – Estimates for the project are \$3,000 to \$5,000 every 5 years (approximately a 7 day project to maintain the whole firebreak). The neighborhood is responsible for maintenance, such as thinning and removing the brush below the tree line. Budget put on hold; costs will be presented at next community meeting for approval to do within the next 2 years.

#### Fire Prevention & Neighborhood Maintenance

- Mike to initiate conversation with County on weed abatement that runs along Parkview Drive drainage. Board to seek community volunteer to work with the Country to control the weeds that are inhibiting the drainage intended.
- Have community meeting in the Spring at the firebreak to help community members understand where the firebreaks are and the maintenance that needs to be done. The state put in the firebreak in to keep fire from going from Summit Park running uphill into forest. The break needs to be expanded to come down to highway to prevent fires that may come from highway

into the neighborhood. Multiple agencies would need to be involved in order to add the new firebreak. Estimate of \$50K to complete building the firebreak.

#### New Board Members

- Dawn Spinhirne-Martin nominated as new Secretary for 3 year term starting on Feb 1<sup>st</sup>. Approved.
- Liana Teteberg nominated for Community Liaison for 3 years. Approved.

#### CC&Rs

- Community meeting postponed due to weather. Emails sent out, posted on website, added to signs.
- HOA and individual property owners have the ability to enforce the CC&Rs on other residents.
- Questions from residents –
  - Will enforcing CC&Rs will mean attorney's fees?
  - Why not have a special service district instead of CC&Rs? Comments: SSD is under municipal district; residents can apply by petition (and vote) to create SSD under criteria for certain things; having an SSD would create a line item tax on our property taxes to create the fund. Increased taxes and administrative costs. Board decided not to pursue. Residents may volunteer to organize and propose the vote to the community.
- Board to review current CC&R proposal, redraft in plain English. Reschedule the community meeting to get input prior the proposal being drafted by attorney. Board will redraft after community meeting, redistribute to community, and take vote.
- Chris to post chart comparison of CC&Rs onto website.
- Community Meeting Announcement – add flyer to dues notice. Put notice in Park Record, on HOA website, signs in neighborhood, blast e-mail.

#### New Business

- Mike planning to build a "Community Event" sign to put at entrance to neighborhood that we can write on to announce each event/meeting to be more visible to drivers.
- Nancy drafting dues renewal notice
- Next community meeting – 1st choice: April 3rd; 2nd choice: April 10th. 6pm – 8pm at Richens. Chris to contact Richens to schedule meeting room.
- Liana as community liaison to keep tabs on community events that would benefit our residents, such as recycling days, and send details to Chris to post on website.

#### Dumpster Days –

- Post proposed Dates for Dumpster Days on website: weekend of June 14<sup>th</sup>-15<sup>th</sup> with Community Day on June 14<sup>th</sup>.
- Father's Day weekend; consider doing something special for the dads.

- Try to get trailer to collect electronic recyclables and transport to Recycle Utah. Residents will have to pay the Recycle Utah fee for their electronic items.
- Charlie volunteered to organize Dumpster Days

#### Architectural Committee Update

- New application for solar panels on Upper Crestview drive was received before Christmas. Architectural committee approved it. Panels were installed the day after Christmas.
- Architectural dues \$50 – Charlie to send list of paid/non-paid to Nancy

Next Board Meeting scheduled for Thursday March 6<sup>th</sup>.

Adjourned 10:53am