

**Summit Park HOA Board Meeting Minutes**  
**June 23, 2014 7:00pm**

Attendees: Rob, Dawn, Mike, Chris, Charlie, Kay

Meeting called to order: 7:10pm

**Review of Dumpster Days, Firewise Days, and BBQ – Charlie**

The board thanks Charlie for all the hard work organizing Dumpster days; Spectacular job by Charlie. Cleanup of dumpsters went smoothly on Wednesday; very little trash to clean up after dumpsters were picked up. All the bins were not delivered on Friday like they were supposed to; the last bins were delivered on Saturday morning. All bins were picked up on time on Monday. The number of bins was good but we may want to add 1 more green bin (at least 2 big bins) and one less trash bin. The metal recycling was the only bin that wasn't full but still worth doing.

Suggestions/notes for next year:

- Next year on volunteer sheet to have a cleanup committee at the end to help move extra things into bins and committee to go after the bins are picked up to rake out the group and cleanup any trash remaining.
- Have planned delivery on Thursday and Friday to ensure all bins are delivered before Saturday.
- Remember to add Salt Lake Corporation to our liability insurance of the weekend of Dumpster Days.
- Make sign to put on metal bin to remind people what can be recycled (aluminum BBQ, etc.) as reminder to put them in the recycle instead of trash
- Add sign up slots to volunteer for Firewise event and community cleanup slots. Maybe even divvy up the neighborhood to sign-up to certain part of the maps.
- Mike to talk to the Country about using the electronic sign to advertise our event a few days before the event.
- Send our notices earlier and more frequently
- KPCW public service announcement; advertise in the Park Record.
- Brainstorm ideas for ways to attract more people to attend.
- Brainstorm ideas to make the event more visible or something to attract attention; perhaps a big rented tent; maybe big sign that says Firewise & Free Lunch (something that can be used every year)
- Use cabana tent at dumpster day if it is hot.
- Set up table at dumpster days on the drive side of the entry.
- Sign at dumpster days entry reminding people for Firewise

Firewise Days Recap:

Cold weather wasn't ideal; the crowd wasn't as big as we had hoped. We advertised with signs, emails, letters, but may need to do more next year. Consider opening it up to other neighborhoods (list in Park Record) but need to consider financial and planning impact of this.

Mike sending Thank you notes to organizations that helped with Firewise. Mike motion to send \$50 to PC Fire Department as thank you; Kay second. All agreed.

Food was almost completely gone.

Shade tents were damaged by the wind; HOA will offer to buy them a new one. Mike will contact them. Mike to send thank you to Ben at On Top Roofing, and Lou/Fia for sponsoring neighborhood cleanup.

Mike to send thank you to LDS Ward that sponsors cleanup of our community roads. Smokey Bear was a big hit for the kids; we should continue this every year. Low Stump was there with a nice display and talked to lots of people about firewise.

Firewise application has been submitted; Hope to have Firewise Recognized Community designation soon. They provide signage, put it in the paper, and does a lot of PR around these designations.

PC Fire Department talked with people re: lot cleanup and defensible space. Approximately 15 people signed up for lot assessments by the Fire Department. Definite increase in people

Next Year scheduled for June 13 – 14, 2015. Firewise lunch on Saturday, June 13, 2015

To do:

- Nancy and Charlie to get together detailed logistics/checklist to pass along to next Dumpster Days committee
- Chris to post on website
- Get Low Stumps logo & info to put on website and preferred tree company
- Mike to get list from Fire Department of people who requested lot assessment. HOA to follow-up with home owners in late summer to confirm that PCFD did the assessment.

#### **Update on Firewise Priority List – Mike & Rob**

Mike working to schedule a time with Ken at the State to walk the fuel break to identify the top priorities.

Owned by Federal govt, managed by the state, but in a land conservatory that is managed by Basin Rec. Federal government needs to give state permission to do the projects. Mike has reached out to Basin Rec about partnering up to maintain fuel break.

Need to be careful about sole-sourcing Low Stump without having a contract or agreement about the rate (cost +X%). Otherwise, we need to get bids from at least two companies.

To dos:

- Add signage "Entering SP Fuel Break" & sign for Kay's yard as being an example of Firewise Lot.
- Mike/Rob start formulating the priority list with proposed budget.

### **Treasurer's Report**

Dawn read Nancy's treasurer report.

To do: Dawn to send email reminder to pay dues with link to the paypal

### **Update on PC Fire Department Chipping Schedule in Summit Park – Chris**

PCFD has been chipping some of the houses in the neighborhood. They have extended to chipping program into September and hire two more employees to cover the chipping program.

### **Update on Millennium Trails & public transportation to SP – Chris**

Public Transportation – Country hasn't decided if the bus route will come to Summit Park or not. They would like to do a survey of the residents

To dos:

- Do survey monkey with 3 questions and give the results to the County. Kay to develop questions and send to board. Dawn to set up survey monkey and send email.
- Dawn to post on Facebook
- Chris to post on website
- Rob to set up PSA with KCPW after link on website
- Sign at entry with something short like "Bus Service to SP?" and link to website.
- Chris to post link on website re: Millennium Trail update

### **Update on county plans to take down burnt-out house – Chris**

State of Utah has adopted the International Wildland Urban Interface Code with a few modifications. The County has put that stipulation in the Snyderville Basin Planning Code. Park City Fire District has adopted the county code. In that code is the stipulation regarding homes that are a fire hazard or safety nuisance. The code is very specific and applies to the house in our neighborhood. The HOA will encourage the county to enforce the code.

To do:

- Mike to send Liana the section of the Interface Code
- Chris needs to add link to the Interface Code under the Fire & Safety section of the website
- Liana to start the conversation with the County to push them to get this taken down.

## **Architectural Committee Update – Charlie**

### **Modular home request**

Several sites being built on that have not gone through the Architectural Committee. Charlie is going to write letters to the owners (as listed on Nancy's list) letting them know about the CC&Rs and that they are required to submit their plans to the Architectural Committee.

Committee has received a request to allow a modular home to be built in Summit Park. The person has not yet purchased a specific lot. Lorna provided excellent analysis about how the HOA may want to handle. A major concern is how they would be able to get the modular components into the neighborhood, especially around some of the steep corners. Most lots in Summit Park don't have a slope that can take a modular home without having major changes to the home. The county allows manufactured houses in any residential area as long as it meets the standards county code requirements for all houses unless the CC&Rs restrict it. It is unknown if the models this person is considering would meet those strength/snow load requirements. Architectural Committee will deny approval for this modular home.

### **2015 Board Vacancies**

Past President – 1 year term

President – 3 year term – Chris' term ends Dec 2015

Vice President – 3 year term – Rob's term ends Dec 2016

Treasurer – 3 year term; Nancy's current term ends December 2014

Secretary – 3 year term; Dawn's term ends December 2016

Architectural Committee Chair – 3 year term; current term ends December 2014

Fire Prevention Chair – 3 year term

County Liaison – not a voting member of the board.

To do:

- Chris to post on the website that there are open board position & asking for interested candidates; date that nominations are due.
- After due date add picture and bio for all candidates & listed in the Park Lark
- November Community Meeting scheduled for November 12<sup>th</sup>. Each candidate will stand up and introduce themselves. Have ballots for residents to complete at the meeting to vote.

### **Open floor for New Business**

## **Website**

Update website with summer activities around town & links to other event calendars

Do we want to pay \$49/month for them to do maintenance on website? One of the things they would do would be to help clean-up the spam we're getting from the bulletin board submissions. Security monitoring; plug in updates; daily backups. Discounted rates for content updates, design, and development.

Last time site went down, they charged \$85 to fix.

To do:

- Kay to forward email of activities to post on website
- Chris to ask them for the cost of just adding a spam filter
- Mike and Chris to try and get corrected links to videos under Firewise.
- All on board to review occasionally to help keep information current
- Dawn to post all announcements to Facebook page and include link in every email
- Dawn & Chris to add link to Facebook page to website
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## **Landscaping**

Need new landscaping company to take care of the entry area. We have a waterflow issue coming out from behind the gas station drain with an oil spill going through the grass

To dos:

- Mike to let Lou know that it was brought to our attention

## **Utah Homeowners Association – National Group**

They offer seminars on various topics related to homeowners associations. In the past, they have been geared toward condo associations and note as relevant to us.

## **Lot for Sale**

Realtor is listing the 2 acre lot on corner of Crestview Drive and Crestview Lane. It is not part of Summit Park. It is unbuildable because Summit County will not allow you to build on a Private Parcel unless it is at least 20 acres.

**Schedule Next Meeting for August (no July meeting): Wednesday, August 13<sup>th</sup> at 7pm. Dawn's house.  
No July meeting unless we need to vote on Firewise projects**

Meeting adjourned at 9:16pm