

**Summit Park Annual Community Meeting**  
**November 12, 2014 7:00 pm**  
**No Worries Café**

**Minutes**

Meeting called to order: 7:17 pm

Introduction & 2014 Recap – Chris Quinones, President

Chris introduced the board members.

Recap 2014 activities:

- Dumpster Days
- CC&Rs are still a work in progress
- Worked with the county to complete the Millennium Trail
- Received the Firewise Status for the neighborhood

Suggestion forms are available at the sign-in table. Please share your suggestions on what you would like to see the HOA do during 2015. Suggestions can also be given directly to board members or emailed to the board.

Treasurer Report – Nancy Bond, Treasurer

Nancy reviewed Treasurer's report. Dues came in lower than expected based on last year.

Expenses are also much lower than expected. Plat A & B are mandatory but only at 55% and 58% paid respectively. Overall all plats are at 33% payment.

Firewise Report – Mike Quinones, Wildland Fire Coordinator

Mike provided overview of the Firewise projects in the community. Information on Firewise and defensible space is on the website. Summit Park has been recognized as a National Firewise Community, which is a prestigious award within the fire community. We are one of 6 neighborhoods in the State of Utah with the designation. An official presentation will occur in the Spring. This will help us get Federal, State, and County funding for Firewise projects, such as maintaining the fuel break at the top of the neighborhood and removing dead trees. These grants usually require an in-kind donation from the community, such as creating the Firewise plans or residents providing time or effort to do Firewise work. If any residents have done work toward making their homes firewise, please let Mike know so this time can be included in our program support.

Mike asked that residents make suggestions on community Firewise projects.

Reminder that the HOA Tree Bounty program reimburses \$50 per dead tree that is taken down to a maximum of three trees.

The HOA worked with the Park City Fire Department to extend the free chipping program for an additional two weeks this summer. Our community utilizes the majority of the PCFD resources for this program.

State Legislature has opened discussions on Firewise planning including possible individual state income tax deductions for doing defensible space improvements on personal property. HOA will continue to monitor these discussions and share information with the community.

Some home insurance companies, such as USAA, provide a service of on-site assessments and will pay for some preventative improvements to protect your house from fire. Some insurance companies are also starting to remove the fire protection from the home owners policies unless the Firewise work is completed.

If residents have concerns about dead trees being a problem, please contact Mike with the address. The board will attempt to contact the home owners to request that they remove the dead trees. The HOA does not have authority to go onto empty lots and remove the trees without the owner's permission.

Resident suggestion contacting tree removal companies to negotiate a discounted group rate to remove dead trees throughout the neighborhood.

#### Architectural Report – Charlie Stuart, Architectural Committee Chair

Charlie provided an overview of the Architectural Committee responsibilities. The primary responsibility is to review building plans submitted by owners/builders to confirm they conform to the Plat's CC&Rs and, more importantly, to make suggestions on the plans with respect to how well the house plans will survive the winter and snow conditions on the neighborhood. The committee's goal is to make suggestions that are helpful and constructive to reduce problems for the homeowner in the future. The committee also responds to prospective residents who have questions about specific lots, things they should consider before deciding to buy or build in the neighborhood.

There were approximately 20 construction projects in progress so far this year. Presented map of the neighborhood shows the lots that are currently empty. A number of these lots have been declared unbuildable, however several of those decisions have been reversed lately based on the owner's building plans and new constructions techniques.

Charlie introduced the incoming Architectural Committee Chair, Lauren XXX. Lauren has been a very active and involved member of the committee for about a year and a half. She has lived in Summit Park for 17 years. She's a computer consultant and enjoys welding metal sculptures. She served on the Basin Rec board for 9 years and helped negotiate the state forest protection at the top of the neighborhood where the trails are.

#### Closing & 2015 Plans – Rob Phillips, Vice President

Rob thanked everyone for coming to participate in the meeting. Rob originally joined the board to become more involved in the community and get to know more of his neighbors. Going into 2015, we want to focus on activities that bring the community together. Planned projects for 2015 include:

- Dumpster Days
- Firewise Event, possibly a float in the 4<sup>th</sup> of July parade
- Community organized trail maintenance and cleanup
- Community cleanup days
- Family-oriented activities and social events

The board would like to hear suggestions from the community on activities or events for next year.

#### Open Discussion

- Resident requested information on the recent bond election and potential parking lot areas. Lianna will contact County to get more information on this for the community.
- Update on the bus system. The survey results were not impactful enough to support our requests for the bus system. The HOA will continue to encourage the transit system to extend the bus system to Summit Park.

Meeting adjourned at 8:16 pm