

**MEETING MINUTES
SUMMIT PARK HOMEOWNERS ASSOCIATION (SPHOA)**

Held: May 17, 2022, starting at 6:00 P.M., via remote video conference call

A. Call to order (Board member roll call)

(present / excused)

- a. X / Dave Serena
- b. X / Fran Craigle
- c. X / Jackie Silva
- d. X / Mike Quinones
- e. / X Nina Pacchia

B. Approval of Minutes from the Previous Meeting

The minutes from the last Board meeting held on April 19, 2022 was approved by voice by a quorum of Board members at the meeting. The minutes will be posted on the SPHOA's website.

C. Treasurer's Report

The SPHOA's April 2022 financial report indicates a current balance of \$32,413.99 in the SPHOA's corporate checking account and \$12399.57 in the SPHOA's corporate savings account. No significant expenses by the SPHOA were incurred in the month of March 2022. The financial report will be posted on the SPHOA's website.

D. New and Unfinished Business

- a. **Dumpster Days:** The annual 2022 SPHOA's Dumpster Days that took place on Saturday, June 11th and Sunday, June 12th. It was well attended and resulted in the complete filling of 17 40-cubic yard dumpsters supplied by Republic Services. Plenty of thank you's to all of the volunteers who helped make it a success as well as those folks that took the time and effort to properly dispose of the refuse by placing it fully within the dumpsters and avoiding the placement of unacceptable materials in the dumpsters as well.
- b. **Draft Bylaws and CC&Rs:** The Board has scheduled a remote conference with Robert Rosing of the Law Firm of Rosing Davidson Frost on May 27th to finalize a path going forward regarding redrafting of the corporate documents to satisfactorily address the issue of property deed restrictions. This apparently long-standing issue, none of which any current members of the Board were ever made aware of prior to it being brought to the Board's attention, needs to be resolved, and it is expected that the call with the HOA's lawyer will result in a path going forward so the issue can be resolved once and for all. Prior discussions with Mr. Rosing have suggested in the past that a rewrite of the HOA's Articles of Incorporation and the Corporate Bylaws in such a way will eliminate any connection between the HOA and the CC&Rs, and thus effectively remove all such deed prior restrictions (past, present, and future) once those documents are finalized and submitted to the appropriate government agency. The purpose of that call will be to better understand that going-forward path and, assuming it makes sense, to authorize the law firm to proceed ahead with the rewrites (and likely the CC&Rs too, using the draft document as a template).
- c. **Firewise and Related Activities:** Due to limited time, Firewise and related activities were only briefly discussed. It was, however, reported that several grants continue to be pursued to obtain funds that will continue to harden our community against the threat of wildfire.

E. Next Meeting

- a. The next meeting of the SPHOA is not going to be scheduled until sometime after the discussion with Mr. Rosing (see Item B) and after the Board has had time to review any draft documents that the law firm submits back to the Board. We were previously warned that the law firm is extremely busy these days and it may take until July or August of this year before they can get those draft documents generated and returned to the Board for review.

F. Meeting Adjournment

- a. With no other business to be discussed, the Board meeting was adjourned at 7:10 P.M.