



MEETING MINUTES
SUMMIT PARK HOMEOWNERS ASSOCIATION

Held: August 16, 2022 starting at 6:00 P.M., via remote video conference call

A. Call to order (Board member roll call)

(present / excused)

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

B. Approval of Board of Directors Minutes from the Previous Meeting

The minutes from the last Summit Park Homeowners Association’s (the “Association”) Board meeting held on May 17, 2022 was confirmed by unanimous voice approval of all Board members present at the meeting. The latest Board minutes, as with all other recent Board minutes from the Association, are posted on the Association’s community website at <https://SummitParkUtah.net>.

C. Approval of Cait Francis as a Standing Member of the Association Board of Directors

Cait Francis was approved as the newest Board of Directors member by unanimous voice approval of all Board members present at the meeting. Cait has been an active contributor in local Association community events and brings a wealth of knowledge, vision, and unbiased opinion to the existing Association Board. The existing Board very much looks forward to having Cait as an active and contributing member on the Board and to help guide the Association in the future.

D. Association Treasurer’s Report

The Association’s July 2022 financial report indicates a current balance of \$29,605.58 (down from \$32,413.99 [-\$2,808.41] as last reported) in the Association’s corporate checking account and \$12,401.52 (up from \$12,399.57 [+\$1.95] as last reported) in the Association’s corporate savings account. Significant expenses since last report included payment for Dumpster Days 2022 of \$5,002.59 to Republic Services and \$3,094.55 to the Law Office of Rosing Davidson Frost that assisted on the legal matter brought against the Association by the “Summit Park Property Owners Coalition” (with additional legal expenses forthcoming and expected to ultimately reach approximately \$6,500). The latest Treasurer’s financial report, as with all other recent financial reports of the Association, are posted on the Association’s community website at <https://SummitParkUtah.net>.

E. New and Existing Business Activities

- a. **Legal Matter Involving the “Summit Park Property Owners Coalition”**. Final resolution of the legal matter that was instigated by the “Summit Park Property Owners Coalition” occurred with submission on August 8, 2022 of a legally binding *Release of Bylaws* document that was officially recorded at the Summit County Recorder’s Office. The document was submitted to the Recorder’s Office by the Law Office of Rosing Davidson Frost on behalf of the Association. Since it could never be determined which lots may have been at issue, the Association elected to have



ALL lots in Summit Park released rather than trying to find out exactly which ones may have been impacted (which would have been technically unfeasible since it would require the review of every title document of all lots located within Summit Park – and, regardless, documents that the Association would not have the legal authority to access). The Summit County Recorder’s Office charged \$1,614.00 to have it recorded. No additional legal activities are expected following that recording and this matter is considered resolved and concluded. A copy of the *Release of Bylaws* document is posted on the Association’s community website (<https://SummitParkUtah.net>).

It was voiced among Board members the overall difficulty that the Association had in dealing with the plethora of misinformation that leadership and others involved in the “Summit Park Property Owners Coalition” were disseminating throughout the community and throughout this ordeal, and what could have been done differently by the Association if anything like this were to occur again in the future. The general conclusion was that there was probably not too much that could have been done differently since leadership of the “Summit Park Property Owners Coalition” conducted a campaign that relied heavily on false and inaccurate information, along with legal threats and actions, that made it nearly impossible to work with them so that resolution could be resolved without the need to incur often unnecessary legal expenses to counter their attacks and actions. What made this matter especially disheartening is that whereas their wrath was directed at the Association, and in particular, members of the current leadership of the Association, it involved the unintentional actions (or non-actions) from past Boards that the current Board had nothing to do with – or even the unintended actions of those outside of the Association (e.g., property title companies that were unaware of the complex nature of how the Association operates in our community). Since the Association is an organization that is 100% membership supported, the cost of resolution was therefore ultimately borne by all members who support the activities and programs that the Association sponsors for the betterment of *all* those that live in Summit Park.

- b. Association’s Community Website.** The Board recommended that the current community website of the Association (<https://SummitParkUtah.net>) needs to be retooled and simplified with the removal of old and stale news and that it be updated to reflect a cleaner and more efficient use of space so that key information and documents can be more easily accessed. The Association’s web designer will be contacted in the coming weeks to see what can be done to satisfactorily address the concerns, based on additional input and suggestions from the Board in the coming weeks.
- c. Governing Documents of the Association.** Based on recommendations from the Law Office of Rosing Davidson Frost, the Association’s Articles of Incorporation and the Corporate Bylaws are being restated to eliminate governance gaps and bring them up-to-date so they are fully compliant with existing laws and regulations and in-line with current Association operations and activities. Drafts of these two documents were prepared by the law firm for consideration by the Board for future enactment. The Law Office of Rosing Davidson Frost also informed the Association that the Association could legally operate without the issuance of Covenants, Conditions, and Restrictions (“CC&Rs”). Since the existing set of 13 CC&Rs that currently encumbers all Summit Park properties are woefully out-of-date and are not, nor have they in the past, been enforced, the Board recommends that they be fully eliminated, and instead, replaced by a set of fully voluntary provisions under a “Neighborhood Code of Conduct.” The Neighborhood Code of Conduct will provide general guidance and best practice where alterations of a property, a dwelling, or a home occupancy practice (e.g., renting or leasing) are



being considered by property owners located within Summit Park. It is expected that the Association's Articles of Incorporation, corporate Bylaws, and the voluntary Neighborhood Code of Conduct will be voted on at the Association's next Board meeting following a detailed review of each draft document.

- d. Annual General Membership Meeting.** Based on the new and expected changes of the Association and a regulatory requirement, the Association will be holding its annual general membership meeting in the near future. The likely location will be at the Summit County Public Library in Synderville. Final details will be announced upon finalization.
- e. Firewise and Related Community Fire Mitigation Activities.** A steep drop-off over the past two years by property owners participating in the Association's Tree Bounty program suggests that the program should be eliminated and those funds redirected to other fire mitigation activities. The Board will consider that recommendation and make a final determination soon on whether the Tree Bounty program should be discontinued.

Summit Park is once again the beneficiary of a sizeable Watershed Restoration Initiative grant. This project is designed to improve watershed health in Parley's Canyon by reducing fire risk to communities and infrastructure, improve crucial fish and wildlife habitat and populations, increase water quality and quantity, and sustainability of natural resources. It will accomplish these objectives through a collaborative partnership and by treating all aspects of the watershed from the upland conifer/aspen stands to the sagebrush/oak brush plant communities and the riparian stream bottoms. The project covers the Parley's Canyon Watershed and portions of the Weber River watershed; Little Dell, Parley's Creek, Lambs Canyon, Toll Canyon, East Canyon Creek, and the mountains above Summit Park community and surrounding canyons.

J. Bradley Washa, a Pinebrook resident who recently retired from the Bureau of Land Management and was the Division Supervisor with the Northern Utah T3 Incident Management Team on the August 2021 Parleys Canyon Fire, recently wrote an informative article based on a one-year later perspective on the Parleys Canyon Fire. A copy of that article will be posted on the Association's community website (<https://SummitParkUtah.net>).

F. Next Meeting of the Board of Directors

The next meeting of the Board of Directors of the Association is scheduled for Tuesday, September 20, 2022.

G. Association Board Meeting Adjournment

With no other business to be discussed, the Board meeting was adjourned at 7:15 P.M.