



**MEETING MINUTES  
SUMMIT PARK HOMEOWNERS ASSOCIATION**

**Held: September 20, 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 (Board Advisor)
- b.   X   /        Dave Serena (Chair)
- c.   X   /        Jackie Silva (Treasurer)
- d.   X   /        Mike Quinones (Board Advisor)
- e.   X   /        Nina Pacchia (Board Advisor and Association's Webmaster)

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

The Summit Park Homeowners Association's (the "Association") August 16, 2022 Board meeting minutes were unanimously approved by voice vote by members of the Board 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. Treasurer's Report**

The Association's August 2022 Treasurer's financial report indicates a current balance of \$29,201.84 in the corporate checking account, which is down from \$29,605.58 (-\$403.74) from the previous month. The corporate savings account shows a balance of \$12,401.52, which remains unchanged from the previous reporting period. No significant expenses since the last reporting period are noted in the report. Final invoicing from the Law Office of Rosing Davidson Frost for their assistance on the legal matter brought against the Association by the "Summit Park Property Owners Coalition" has not yet been received. 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>.

**D. New and Existing Business Activities**

- a. **Approval of the Association's Amended and Restated Governing Documents and the Neighborhood Code of Conduct.** By authority and the procedural process found in the Association's existing governing documents, the Board unanimously approved by voice vote the amended and restated governing documents of the Association. The governing documents of the Association consist of 1) the Articles of Incorporations and 2) its corporate Bylaws. A third document, the Neighborhood Code of Conduct, which technically is not a governing document of the Association, was also unanimously approved by the Board. The Law Office of Rosing Davidson Frost generated these documents in August 2022 on behalf of the Association to ensure their legality and in addressing identified issues and concerns of the Association. Each document was reviewed in detail by Board members prior to voting their approval, with virtually no changes made to what the Law Office of Rosing Davidson Frost originally presented to the Association.

The restated Articles of Incorporation and the restated corporate Bylaws clarify the operating structure and primary business activities of the Association that previously were woefully out-



of-date with the way the Association currently operates. The major change reflected in these documents is that membership in the Association is now 100% purely voluntary and that there is no longer any mandatory membership requirement for all that own property or live in Summit Park (previously mandated only for those living in Plats A and B). Furthermore, the Association is no longer designated as a community association under the Utah Community Association Act and will not enforce, or take any position, regarding the enforceability of any prior restrictive covenants recorded against any property within Summit Park. Also, the archaic corporate Constitution no longer exists as a governing document of the Association, and the CC&Rs have similarly been done away with. In place of the CC&Rs is now a document titled “The Neighborhood Code of Conduct,” the contents of which are non-enforceable and non-binding by the Association (not that the prior CC&Rs were ever enforced, which they were not). Additional details will be written up to assist community members in understanding the revised content of the Articles of Incorporation, the corporate Bylaws, and the Neighborhood Code of Conduct. These documents will be posted on the Association’s community website at <https://SummitParkUtah.net>.

- b. Association’s Community Website.** Following approval of the restated corporate governing documents of the Association, the Board is moving forward with retooling the Association’s community website (<https://SummitParkUtah.net>). The redesign is intended to make the website more user friendly, including making access to key community information and documents easier to navigate. Changes to the website will be forthcoming in the coming months.
- c. Association’s Welcome Package.** Along with the redesign of the Association’s community website, the Association’s Welcome Package is also being rewritten to better assist those new to living in Summit Park.
- d. Annual General Membership Meeting.** The Association is expected to hold its annual general membership meeting in the near future. The contents and exact date are yet to be finalized. Date, time, and location of the annual meeting will be announced to the public after it is determined.
- e. Firewise and Related Community Fire Mitigation Activities.** The Board reaffirmed its commitment to the Association’s Tree Bounty program. The Tree Bounty program provides financial assistance to those Summit Park landowners who wish to remove relatively large dead trees from their property that can otherwise pose additional danger as a potential fire ignition source.

**E. Next Meeting of the Board of Directors**

The next meeting of the Board of Directors is tentatively scheduled for Tuesday, November 1, 2022. With no local meeting place available in Summit Park, the meeting will be held by remote electronic means.

**F. Board Meeting Adjournment**

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