



2023 ANNUAL GENERAL MEMBERSHIP MEETING MINUTES
SUMMIT PARK HOMEOWNERS ASSOCIATION

Held: March 07, 2023, starting at 6:00 P.M. at the Summit County Library Conference Room

A. Call to order (Board member roll call)

(present / excused)

- / Cait Francis (Board Advisor)
- / Dave Serena (Chair)
- / Fran Craigle (Board Advisor)
- / Jackie Silva (Treasurer)
- / Mike Quinones (Board Advisor)
- / Nina Pacchia (Board Advisor)

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

The Summit Park Homeowners Association’s (the “Association”) January 10, 2022 Board meeting minutes were unanimously approved by email vote by members of the Board present at the current meeting. The 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 2022 year-end Treasurer’s financial report indicates a current balance of \$31,809.02 (\$19,401.28 in the corporate checking account and \$12,407.74 in the corporate savings account), which remain essentially the same through February 2023, since no significant expenses since the last reporting period were incurred.

The 2023 budget projects total income of \$20,158. Total program expenses in 2023 are expected to total \$21,009, which includes \$16,350 in program expenses and \$4,659 in operational expenses. The latest Treasurer’s financial report, as well as the projected annual budget, are posted on the Association’s community website at <https://SummitParkUtah.net>.

D. New and Existing Business Activities

- a. **Short-term Vacation Rentals.** The Association has been in contact with the Summit County Council regarding short-term “vacation” rentals and issues that some residents have reported that live in close proximity to such properties. The Association remains neutral on the subject of short-term rentals located in Summit Park. The County is considering new or revised ways to regulate short-term rentals, including adopting revised ordinances governing short term rentals that accommodate safety, health issues, and the character of the neighborhood. The Association has also been contacted by some other nearby neighborhoods regarding how Summit Park “regulates” short-term rentals (the Association does not).
- b. **Firewise and Related Community Fire Mitigation Activities.** The Association continues to lead Summit County communities in gaining access to grants and funds that goes towards wildfire mitigation activities in Summit Park. The Association continues to work closely with Basin Recreation and State agencies in reducing fuel sources that, if left unabated, could increase the chance of a catastrophic wildfire in our community. There was also a wide-ranging discussion on new underwriting guidelines in Utah that insurance carriers are increasingly using that could impact the ability of home owner’s to access home insurance, and in particular, fire insurance. This is a subject that is of particular interest to many that own in Summit Park, and so the



Summit Park Homeowners Association

Association will be scheduling in the near future a public membership meeting that will cover this topic in much greater detail.

E. Next Meeting of the Board of Directors

The next meeting of the Board of Directors will be scheduled in the near future, but has yet to be determined.

F. Meeting Adjournment

With no other business discussed, the Annual General meeting of the Summit Park Homeowners Association was adjourned at 7:25 P.M.