



**BOARD OF DIRECTORS MEETING MINUTES
SUMMIT PARK HOMEOWNERS ASSOCIATION
ANNUAL PUBLIC MEETING**

Held: June 6th, 2023, starting at 6:30 P.M., in-person at Summit County Library

A. Call to order (Board member roll call)

(present / excused)

 X / Cait Francis (CYF) (Board Advisor)
 X / Dave Serena (DS) (Chair)
 X / Fran Craigle (FC) (Board Advisor)
 X / Jackie Silva (JS) (Treasurer)
 X / Mike Quinones (MQ) (Board Advisor)
 X / Nina Pacchia (NP) (Board Advisor)

B. Welcome and Introductions

Dave started the meeting at 18:31

a. Board Introductions:

- i. Nina, handles website updates.
- ii. Nina and Cait handle most of the questions that come up. Best way to reach us is via email, large priority to answer the questions that come in to the best of our ability.
- iii. Cait asks attendees to provide updated email address at the end of the meeting
- iv. Fran manages Dumpster Days (DD).
- v. Jackie is our treasurer.
- vi. Mike, is longest standing advisor, 20+ years with the HOA, fire advisor.
- vii. Dave introduces himself, chair of HOA, four years with HOA, answers emails as well.

b. HOA structure and function:

- i. The HOA, purely voluntary association, no mandate, nothing in title documents about attachment to CC&Rs. Now neighborhood code of conduct... recommendations on how to be a good neighbor.
- ii. We are spearheading what is best for SP. Did not want to make it mandatory because we have never policed the infringements. At \$50 per year we can only do so much, not in our DNA to do much more. Why do we call ourselves the HOA when we really aren't? it's because we have access to grant funding. It remains a non-profit by state definition, not federal definition where there are tax deductions. The HOA is strictly volunteers.
- iii. Dave emphasizes membership \$50 allows you to use DD, HOA is a membership organization, if you want to be a member, we appreciate it. if not, that is ok too. We still answer non-member questions.
- iv. Three efforts of HOA
 1. Fire mitigation
 2. Community voice
 3. Dumpster days
- v. Reminder that these meetings are intended to address questions, so Dave asks everyone to please ask questions during the meeting as it is open forum.



C. New and Existing Business Activities

a. Dumpster Days

- i. DD- held July 8-9, we added 2 more dumpsters for a total of 19 (17 last year). Total cost approximately \$8700. Construction debris has to go to Henefer, not convenient. Dave encourages people to take advantage of it.
- ii. Fran lists the stuff we can't take--tires, electric, aerosol waste, mattresses, contractor materials, e-waste, large appliances. Please get green waste chipped by the PCFD.
- iii. Dave mentions we need volunteers to help at DD. Sign up link is on the website, please give back to the community. Any help is greatly appreciated.
- iv. **Q: how long has DD been around?** A: *At least 30 years*

b. Discussion of questions we receive from SP email

- i. Three main questions we get in the emails: Parking at trailheads, traffic, short term rentals
 1. Parking at trailheads:
 - a. **Q--Have we talked to Basin Rec?** *SP can't grow anymore due to the restrictions on the roads. Safety vehicles have to have room and time to get up. Regarding roads, signage, this is all public works, county.*
 - b. **Q--Trailhead parking--this is Basin Rec purview--***Nina mentioned 3 phone calls to the sheriff on behalf of the HOA about parking on the street during winter.*
 - c. **Q--What about shuttling people up there, to the trailheads,** *the shuttle, too intermittent,*
 2. Speeding and traffic
 - a. **Q--Are people calling the sheriff?** *A: Yes, people need to call the sheriff. Dave mentions speed bumps--this won't happen per the county, narrow winding roads.*
 - b. **Q--Can the HOA call the county sheriff on behalf of residents?** *A: Yes the HOA can do this; several phone calls have been documented from the HOA to the county sheriff office.*
 - c. **Q--Is there movement to change it to 20mph?** *A: Not at this time*
 - d. **Comment from member:** *We have dealt with the sheriff on numerous occasions, the key is to make enough noise and enough problems that the sheriff has to come out, then it goes to the county, county council. We have to make a lot of noise and complaining that the county council will do something about it.*
 3. Short Term rentals:
 - a. The short term rental issue, efforts by the county to make those rules tougher, licensing laws, the issues are with renters, we have to continue to call.
 - b. Can't enforce it, HOA can't handle that type of liability. The county is considering revising the codes on short term rentals, email the county council directly.



- c. HOA has written letters to the county about the short term rental issues.
- ii. Other audience questions:
 - 1. **Q-What about dogs off leash?** A: *Basin rec has been seen on trail riding bicycles with Basin Rec logl, but cannot enforce.*
 - 2. **Q: Paving plan for SP?** A: *there are currently no paving plans for the minor arteries of SP*
- c. **Firewise and Related Community Fire Mitigation Activities**
 - i. Introduction Mike introduces himself, encourages questions, fire mitigation issues we have been dealing with lately, there is understanding between the state and local agencies, promote wildfire resilient community to reduce the chance of a catastrophic fire. Industry best practices and standards, basin rec jurisdiction, burning when applicable. These efforts have been worked on for 10 years, maintaining it ever since. Grant programs have supported these efforts. Incorporating summit park, PB, toll canyon and timberline so there is a buffer around the communities. More effort involved. Work going on in parleys canyon with water restoration, oak brush mastication. Objectives of the project. One of the other things as an HOA is promote personal responsibility to harden our homes, consult with residents, give them references on how to do the work. Mike goes out and does home assessments, risk assessments, mike has resources available, offers his services to go to resident's homes to help free of charge.
 - ii. Fuel modification project above SP--over 3 seasons, produced 250 piles, 80,000 cubic feet of material. Biomass is 132 tons, 72 tons of material that has been taken out of the opportunity to burn during a fire event. Because we live in a wildlife interface, the majority of the industry prefer this work and want this work to be done. There are those who don't want anything done, but that is outside the realm of communities that are at risk. SP is on the list of communities, list of 200 communities in the US, SP is one of the communities at high risk.
 - iii. Water restoration initiative project: 75 homes that participated, the remaining piles are being taken care of next fall/spring. 13,000 cubic feet produced with that project alone, individual homes, fire crews coming in and removing stuff away from homes. 24 tons of biomass was removed from people's homes. 19000 was consumed by fire and chipping.
 - iv. Financial incentives for us to do work around residents' homes. Tree bounty--submit a request for a reimbursement to remove dead, down, beetle kill around the yard. Not safety hazards, but fire hazards. Grant program for defensible space, reimburse up to \$500 for contract work that is done around the home. Go online and look at the information there, there are criteria, as far as size, status of the trees, etc. not safety hazard and no landscaping.
 - v. **Q--as a renter, can they take advantage of this program? How can renters be an active member of the community.** A: *Renter should call or email Mike.*
 - vi. Chipping program--goes until august, put piles on the curb, sign up online, and they will come.
 - vii. Community wildland protection plan, a document required by the feds if you want to get involved with the grant programs, you have to have this document. To apply for grant money, they have to have invested a certain amount of time,



money, etc., spearheaded the effort throughout summit county. Each community now has a fuel project. SP helped out with this effort.

- viii. Fire insurance--state farm is not taking new clients, industry wide, part of the reason we are doing the work and promoting personal responsibility is to keep our insurances. Our whole lives are invested in these homes, insurance companies rely on a third-party software company called redzone.com. Provides modeling for insurance companies, they map out areas of high risk, a proprietary algorithm scoring system, takes into account history, elevation, fuel type, density. County, state, other agencies are fighting the insurance companies to navigate around the small communities rather than making a sweeping generalization. "vast regions that may be lost in a single event"--this could be all of our communities.
- ix. Mike opens it up for questions/comments.
1. **Comment: Not everyone believes the information being shared by Mike and others with regards to the benefits of thinning and mastication. The thinning is not helpful it is harmful. Mike invites others who oppose the information provided to come up after the meeting and discuss.**
 2. **Q--How far up the hillside they are planning to do the mitigation work? Mike is not sure. Mosaic, mastication, the fire break they put in after parley's fire looks really great.**
 3. **Q--How do we know if a tree has bugs? Its a bug, pine beetle, about the size of a grain of rice. You can look on the side of the tree and if you see sap coming out the tree, it is fighting the beetle. During droughts, the beetle takes over the tree as sap comes from water. Trees cannot defend themselves. Recommendation is to fertilize and water the trees and water when it is hot.**
 4. **Q--What is the HOA's opinion on open flame? There is no restrictions unless the county or state implements fire restrictions. Use your best judgement. Fire district has certain requirements, contained in a vessel, water source nearby, certain distance away from house. Burning in the backyard, this is also able to be done safety under the right conditions. There is a committee addressing this right now. Can get a permit from the air quality management in SLC. Call the non emergency number, let them know so they can monitor it.**
 5. **Q-- Is UDOT going to put up any barricades on the uphill side, jersey barriers, A: the cost is too high according to UDOT. Limitations to the barriers, they put out an enormous amount of heat, liquid petroleum comes with that. Once it busts through it will go through the jersey barriers. Talk that they are spraying herbicide down there, watershed, it is in the description, read about what they are doing with the brining, its in the plan to use 2-4-D, we can write a letter of opposition of the herbicides.**
 6. **Q--Can we write a grant to come up with the money? Not sure.**
 7. **Comment -piles up on the trails in the woods, they are homes to critters: Response: in the grand scheme of things, it's fleeting. We have to think big picture. It takes years to recover. we are expecting too much too soon. Once we burn a pile, it needs a couple seasons to see the yield.**



8. **Q--All the biomass, no longer sequesters CO2--why are they doing that?** *Cows grazing--this is what we are told. Juniper is invasive species, they are weeds, encroaching on the sage brush population of sage grouse are dropping. Burning is Detrimental yes, but it's destroying the planet. But we are protecting our assets. We live in an area that needs to be protected in order to protect us. The work in the wilderness is not warranted, but in our neighborhood it is.*

d. Weed Mitigation Initiatives

- i. Introduction--Sarah Joe (SJ) comes to the front of the room, She is here representing Summit County Community Weed Management Association (CWMA). Not a non profit, run by SJ but partners help. The summit CWMA does not answer to the county. They help us get grant funding but they run according to state law. 9 grants a year are put in to kill noxious weeds. 25 different HOAs, thousands of acres of land to figure out the most effective ways to logistically control the species.
- ii. Purpose of CWMA:
 1. Outreach--ppl don't know what weeds are. Dandelions are not dangerous. It's ppl's choice about the aesthetic. Noxious weeds, state designation, federal gov, state gov, have the capacity to possibly no longer provide ecosystem services for us.
 2. Economics--creating better tools, species could be dangerous. Impact animal health and safety. Girl scouts sent to ER because of myrtle spurge. These species that have the capacity to impact important aspects of human society. We have grants and programs and focus on priority species--they are priority because they are species that are not as present. Cut leaf fiber grass plant that we don't know about, but when we see it in Summit county, we are on it that day. There is a list of species in our 54 species list of noxious weeds. Ppl are required by law to control those species.
 3. Knowledge--Program helps to provide knowledge. What are the species, and what are the options to control them. Need help Identifying plants? CWMA can help.
- iii. Herbicide Info-- They partner with the county to reduce the use of herbicide. It appears that herbicide is the only thing being used. The county does tilling, burying, other methods that aren't seen. Goats. These are used feasible, logistically possible, and appropriate. So yes they do use herbicide, but also they do hand pulling, biological controls, and goat grazing. They do a lot of research on--what do we do after we control it--if there is a space leftover then another weed will move in. If you are concerned about using herbicide, don't do it, hire a contractor. It must be done according to the label, the label is the law. More is not better.
- iv. Garlic mustard (GM) Info--invasive, shade and water. A lot of species need disturbed soil and they move in, the ground got a cut, we damaged the ground, the ground got a scar, that is what weeds are doing. Weeds are the scars. We don't want to end there, we want to end with healthy functioning ecosystems. Helps support the systems we rely on. When wildfires come through, we have to make sure what is growing back is not damaging. GM is one of those plants that has the impressive ability to change the soil. It stops feeding the soil microbes. Essential to the survival of our native plants and trees. The fungus is



an antibiotic for the plants and trees. Fights pathogens. Without these fungus being active, we are at risk of tree mortality. It alter soils and lasts 3-15 years, the impact of soils. Inhibits the germination of other seeds.

- v. Summit Park and CWMA: Summit Park should be proud, we have done a lot of mapping, they do hand weeding, Utah dept. food and agriculture to come in and do the research, reduce the use of herbicide by over 60%. Map of garlic mustard now, Sp is one of the few communities that don't have GM all over the place. Because ppl are working to control garlic mustard. We are creating the weed fuel break. Other HOAs have 60 acres of garlic mustard. SP is the example. SP residents are encouraged to collect GM and drop it off at DD.
- vi. For more information: They still have grants available. Fill out a survey, consent to treat, accepting the fact that you are asking me to learn about weeds, look at my yard and determine whether or not I have those weeds, then giving consent to come and treat, with herbicide. Other option, reach out to Sarah Joe personally get on the list for help. If you have Steep slopes or cannot do it physically, there are a lot of people volunteering. If you can't get a hold of them it's not because they don't want to help. The Summit County weed division has a lot of information, so reach out to them. They can help you use herbicide on your own.
- vii. Trout friendly landscaping--program from Jackson hole, stipend to apply for to assist people to become more drought tolerant. Removing turf, restore areas of property that has to be heavily watered. Reach out and apply for this. June 14 9am there is a free training at the public health department, there could be a nighttime class, reach out, need to reach critical mass to have a nighttime class. She provided a QR code. She will be at DD as well.

D. Next Meeting of the Board of Directors

The next meeting will be held in July 2023, day and time to be determined.

E. Annual Public Meeting Adjournment

With no other business to be discussed, the public meeting was adjourned at 7:55 P.M.