



BOARD OF DIRECTORS MEETING MINUTES
SUMMIT PARK HOMEOWNERS ASSOCIATION

Annual Membership Meeting Held: May 09, 2024, starting at 6:00 P.M. at the
Summit County Library Auditorium (Kimball Junction Branch)

A. Call to order

Board members and Board Advisors (collectively referred to as “Board members”) roll call:

(present / excused)

 / X Cait Francis (Board Advisor)

 X / Dave Serena (Chair)

 X / Fran Craigle (Board Advisor)

 X / Jackie Silva (Treasurer)

 X / Mike Quinones (Board Advisor)

 X / Nina Pacchia (Board Advisor)

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

The Summit Park Homeowners Association’s (the “Association”) February 06, 2024 Board meeting minutes were unanimously approved by a quorum of members of the Board present at the meeting.

The Board minutes, along with other recent Board minutes from the Association, are posted on the Association’s community website at <https://SummitParkUtah.net>.

C. Treasurer’s Report

As of April 30, 2024, the Association’s Treasurer’s financial report indicates a current balance of \$36,740.12 (\$24,304.74 in the corporate checking account and \$12,435.38 in the corporate savings account), which is a 12% increase from the last report generated in January 2024 (\$32,233.68). This increase is largely attributable to membership fees being solicited by mail conducted in Q1 2024. Membership contributions to date for 2024 totals \$5,490.25, representing 110 new or renewed members in the Association. Significant expenses for 2024 include liability insurance (\$747.23) and mailed membership solicitations (\$882.70 from 670 mailed postcards). It was noted that in 2023, there were 18 new home constructions, 24 homes were sold, and the average price of a home sold was \$1.1 million. So far this year, 13 properties were sold and there are 8 pending sales.

The most recent Treasurer’s financial report, along with other recent financial reports from the Association, are posted on the Association’s community website at <https://SummitParkUtah.net>.

D. New and Existing Business Activities

a. Request for New Board Members. Several existing members have expressed a desire to leave their current positions on the Board. Attendees were asked if they, or any other Summit Park residents that they may know, would like to join the Board of Directions of the Association, of which several individuals expressed interest. All new Board members will be transitioned into those positions as existing members elect to pursue activities outside of the Association. Of particular importance is an individual that would assume the responsibilities of Mike Quinones, who has been advising the Association since 2002. Mike’s primary responsibilities include all activities associated with fire mitigation, assisting owners with hardening properties against the threat of wildfire, and addressing Firewise Community-related activities.



- b. **Summary of Benefits to Members Supporting the Association.** For the benefit of new members and new land owners in Summit Park, a summary of what the Association is involved in was provided to attendees. Benefits include:
- **Dumpster Days.** Each year, we hold a community Dumpster Days. A total of 19 large 30 to 40 cubic yard dumpsters where people can get rid of stuff and not have to track to the County Landfill. There is also a repurpose area where people can pick and choose from a variety of stuff that people drop off – all free. Dumpster Days remains free for all existing members.
 - **Tree Bounty Program.** HOA can assist financially in helping you get rid of dead trees on your property. There are certain requirements. Details are on the Association’s community website at <https://SummitParkUtah.net>.
 - **Community Voice.** Stay abreast of legislative issues that can impact our community and supply a common voice for the community.
 - **Government Grant Money.** As an HOA, we are able to access government grant money that other entities may not. Most comes from Basin Recreation to help fortify our community against the threat of wildfire.
 - **FireWise Community.** Certified FireWise communities must demonstrate annually that they have taken meaningful actions to reduce the threat of wildfires in their community, which may help reduce the cost of your homeowner’s insurance.
- c. **Dumpster Days.** The annual Summit Park Dumpster Days is scheduled for Saturday and Sunday, July 13th and 14th, from 8:00 A.M. to 5:00 P.M. The Association has contracted with Republic Services for a total of 19 full-size (30 to 40 cubic yards) dumpsters. Volunteers are once again needed to assist with checking in people and in helping to direct traffic, unload, and leveling of dumpsters so when full, they do not exceed the top of each dumpster. A sign-up sheet for volunteers will again be posted online approximately six weeks prior to Dumpster Days. No tires, mattresses, electronics, and liquids of any kind can be disposed of in the dumpsters.
- d. **Firewise and Related Activities.** Mike Quinones spoke on a variety of topics related to fire mitigation activities. Of particular importance was to let people know that brush burning is currently occurring within our community and that there is no need to report a possible fire if you see smoke in our community. He also expressed the continued hardening in obtaining homeowner’s insurance from companies that are no longer offering, or not renewing, homeowner’s insurance due to concerns over wildfires.
- e. **Community Playground.** A question was asked about having a community playground in Summit Park. The Association does is not the custodian of any land in Summit Park, so any request for a playground would have to go through County or other channels. It would be assumed that the County would have to purchase private land and have it developed as a playground, which may not be a realistic expectation that such a venture would ever be funded by the County. If there are, however, any volunteers that would like to spearhead such an effort, the Association may be able to assist or provide some advice on how to proceed.
- f. **Speed Control on Community Roads.** A question was asked about ways to slow the traffic down in Summit Park, one of which is whether speed bumps could be installed. The County did an expansive review of the roads and speed limits in our community a few years back, and it was decided by the County that the installation of any speed bumps is impractical for a variety of reasons. These include that speed bumps require a straightaway that allows for the installation



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of warning signs that speed bumps are ahead, yet that is a non-starter since none of the roads in Summit Park are straight enough or long enough due to our winding roads. The other reason provided by the County is the fact that speed bumps may also inhibit fast ingress and egress of emergency equipment. All speed limits in Summit Park remain 25 MPH.

- g. **“Gateway to Summit Park” Cleanup.** Emily Karz posted on Nextdoor that she was organizing a cleanup on each side of the on- and off-ramps near the Shell gas station on Sunday, May 19, between 9:00 and noon. If you wish to volunteer, please show up or contact Emily for additional details.
- h. **Weeds.** Dr. Sara Jo Dickens, of Ecology Bridge – and a member of our community – spoke on the nuisance of various weeds that are found in and around Summit Park. There are various financial assistance programs available for their removal. She is a plethora of knowledge regarding noxious and related weeds, and it is encouraged to contact her with any questions you may have on this very important topic.

E. Next Meeting of the Board of Directors

The next meeting of the Board of Directors will occur sometime in Q3 2024 – the exact date will be determined at a later date and posted at the appropriate time.

F. Meeting Adjournment

With no other business to be discussed, the Board and membership meeting of the Summit Park Homeowners Association was adjourned at 7:00 P.M.