

Summit Crossing HOA

Board Meeting
Tuesday October 25, 2022
Koppe Bridge Restaurant
3940 Harvey Road
College Station, Texas 77845

Present: Linda Montoya, Nolan Rives, Brian Simpson, Vern Sterba

I. Call to Order

The meeting was called to order by Brian Simpson at 5:51 PM.

II. Reserve Account

Because we have about \$150,000 in our operating account, the Board agreed to establish a second reserve account which will provide interest income for the HOA. It was agreed to place \$100,000 in the reserve account. Brian will research local banks for the best deal and establish the account.

III. Security Cameras

The Board discussed the need for security cameras. Because of reliability and cost issues plus the belief that we are in a low crime area, the Board decided to defer any acquisition of security cameras at this time.

IV. Sidewalk Extension

There was some interest expressed in constructing a sidewalk extension into our neighboring community. The Board discussed whether there is currently a significant need for this since there does not appear to be a path in the grass which would be evidence of any foot traffic. The Board did not feel that we should commit HOA funds on this project.

V. Pool Coping

The coping on our pool has deteriorated and is in need of maintenance. The Board was in agreement that repair and replacement work should be done and authorized Brian to proceed. Our current quote of \$6700 is old so Brian will get an updated quote before proceeding.

VI. Wooded Area

Groundworks has cut back some of the wooded area around the entrance at Summit Crossing Lane and Harvey. This will increase visibility and make the street sign more visible.

VII. Irrigation Study

At the recent Annual Meeting there were concerns expressed about whether our irrigation systems were using water efficiently. The Board discussed getting a study of our irrigation systems with the idea that a second pair of eyes might spot some opportunities for improvement and savings. There was agreement to move forward in getting free estimates from professional irrigation system designers on what they would charge for such a study. Brian will contact some irrigation companies to see what the costs might be. The Board did not authorize the expenditure of any funds for this at the present time.

VIII. 2023 Budget and Financial

Brian went over some of the 2023 budget items. There was discussion on the pool furniture which seems to only last one season. The \$1200 for furniture in the 2023 budget might not be enough if we want to get higher quality furniture. There are also concerns with the availability of pool furniture due to supply shortages. Brian will look into this.

There are 31 residents who are behind on their monthly assessments. Brian said that most of these will settle up by the end of the year and the remainder will be subject to a collection process by our attorney. Texas code allows HOAs to charge the delinquent owners for our collection costs only if they have been advised of that in the HOA collection policy. Therefore, it would be prudent to develop a written HOA collection policy which can be provided to our homeowners. The Board looked at two different assessment collection policies being used by other HOAs. Brian will send the two policies to our attorney to see if one of them might serve as a model for a Summit Crossing Assessment Collection Policy.

IX. Adjournment

There being no additional business to conduct, the meeting adjourned at 6:24 PM.

Respectfully Submitted,

Vern Sterba