

Summit Crossing HOA Annual Meeting

October 10, 2023

Summit Crossing pool

Agenda

1. **Roll call; Nolan Rives**

-Call meeting to order at 6:01 pm and take attendance of board members:

Nolan Rives-President, Linda Montoya-Vice President, Vern Sterba-Treasurer, and Jenniffer Pope-Secretary.

-Read Quorum: By-Laws state "A majority of the board of Directors will constitute quorum for the transaction of business at any meeting of the board."

2. **Proof of notice of meeting or waiver of notice; Linda Montoya**

-Read the notice that was emailed to property owners on September 29, 2023.

3. **Reading and approval of minutes of proceeding annual meeting; Jenniffer Pope**

-Read previous minutes from October 11, 2022 and October 25, 2023 to approve.

Concerns voiced: Several homeowners have concerns about the irrigation issues. Brian stated that an Irrigation specialist came out and said that everything was fine.. Homeowners want to see the report from the person who came out. Homeowners on Buena Vista are concerned about foundations being too wet and unable to sell property, and says it has been an ongoing issue for years that has been brought to Brian and Andy's attention. Brian will get a copy of the report. A suit has been filed by several homeowners against the HOA and has been given to the attorneys. Groundworks is being blamed for this issue by the homeowner for over watering. Who is responsible for irrigation coming on? Who is held accountable? Brian says that is an attorney issue. How can the HOA hold Groundworks accountable for damage to homeowners property? If Groundworks is responsible, why was the HOA sued?

4. Reports of officers; Vern Sterba

- Expense Report from 2022 and expense report for 2023
- We are down to 14 from the 33 homeowners that are behind on dues more than 1 month

Concerns voiced:

2022 budget - Discussed accounting for the new builds and water costs. Should this be figured into the budget to keep us within the budget? Brian says it is difficult to predict the number being built. Homeowners say that DSW should have projections for what will be built and when. Who pays for the utilities for the unsold properties? Brian says the builder is responsible.

Towing reimbursement - questioning why we are reimbursing people if they were parked where they shouldn't have been. Towing company should have been responsible.

2023 budget - What's our reserve now? \$178,674

Mr. Jordan wants access to records - not be sent the records. Brian says that everything was sent to him on a zip drive. Homeowner stated that access means he should be able to walk in and see the actual records.

Question - What % of homeowners do we have emails for? Brian says 90-95%. It is up to the homeowner to update email with Brian.

11 Air BNB's in Summit Crossing

5. Reports of committees;

- Nothing to report

6. **Election of directors; Brian Simpson**

- Ballots were made available for homeowners to vote for the board of directors.

3.01 of The By-Laws state that "the board of directors may elect or appoint such officers"

Proxy votes submitted.

7. **Unfinished business - none**

8. **New business Brian Simpson - QUESTIONS FROM HOMEOWNERS**

- Can we spend money to purchase a Portable PA system so that everyone can hear at future meetings? Brian said yes we can do that
- Extension of the sidewalk on Buena Vista - homeowner says it was on the original plans by the city, Gets muddy in the winter and unable to walk or ride bikes. Recommend to get it done. 2nd by Mr. Edelman. Brian will get an estimate for this.
- When switched over pools companies - did we get estimates? Brian says no, they had an agreement when AquaTech stopped servicing the pool that Eco Pool took over.
- Look into meeting places so that everyone can hear what is being said at the meetings. The pool is not an ideal location to meet.
- Groundworks new address was requested and given
- Groundworks is tearing up fences because the standing mower is wider than the gate opening. Many people are not happy with the ruts in the backyard because of the mower tires. Do we have a scope to affect their work in the contract? Such as using a push mower to do the back yards.
- When does the contract run out for Groundworks? Brian says 2028

Meeting adjourned at 7:19 pm