

Summit Crossing HOA Board Meeting
April 9, 2025, 6:00pm via Zoom

Agenda:

1. Call to Order

- The meeting was called to order at 6:01 PM.

Roll Call:

- Recording of attendance of HOA board members.

Board members present include:

- Vern Sterba
- Jenniffer Pope
- Linda Montoya

Brian Simpson - Howdy Management

2. Financial Report

- Review of current financials
 - bank account and CD balances, current expenses this year, dues collected, etc..
 - Surplus
- Number of homes behind on assessments
 - 4 properties (3 owners) that owe over \$1,000. They have been notified by the attorney via certified mail
 - Will contact the one homeowner that owes over \$9,000 and see what his plan is to make payment
 - Emails are sent out when homeowners haven't paid on time
- Status of foreclosure actions (accounts over \$1,000 delinquent)
 - Move that we move forward with lien for 4 properties (3 owners)

3. Audit & Reserve Planning

- Audit status update
 - Once taxes come in we will have everything in for the audit
- Discussion: Possibility of Reserve Study (as recommended by auditor)
 - Assessment to see what funds we will need for the future
 - Vern suggested a place to look into and Brian found another place to look into also
 - Vern will look at the software and Reserve study (excel program that we would do ourselves)

4. Pool Discussion

- Pool opening preparations
 - Pool is ready to go

- Pool furniture needs and potential upgrades
 - Need at least 18 so will double check the number we have left from last season (\$1,200 budget)
- Pool House Roof
 - Adjuster said we need new roof (\$1,000 deductible)

5. Lawn Care & Landscaping

- General lawn care review
 - Alleyway between back fences of Dakota and Alamosa - ask for quote to put bullrock down
- Entry appearance and planting plans
 - Putting in drip lines for entrances and some colorful plants

6. CD Investment Strategy

- Discussion and vote on opening an additional Certificate of Deposit (CD)
 - Current CD has \$107,587.68, \$300-335 interest each month
 - Voted to open an additional 12 month CD for \$100,000 with American Momentum from our operating account. Vern motioned, Linda second and all agreed.

7. Tree Planting Request

- Possibility of planting tree at 1445 Buena Vista
 - Voted to plant a 45 gallon live oak tree by the bench and the back gate

8. Maintenance Updates

- Nothing to report
- Discussed the carport issues of two tenants
- Invoices will go out to residences who had vents and posts stained
- Brian will send out a blanket email about vents to all Summit Crossing homeowners

9. Open Forum

- None

10. Adjournment

- Meeting adjourned at 6:48pm