

Summerfield Place Homeowners Association
Annual Meeting Board Minutes
January 17, 2009

Annual Meeting held in Summerfield Park

Members present: Eric Skinner, President; Bill Fox, Dan Dodge, Matt Eggers, and Norm Bosshardt. Guests present: There were 24 property owners, 30 adults and 15 children. A Bar-B-Que lunch preceded the meeting and lasted for one hour until 1:00 PM.

The meeting was called to order by Eric Skinner at 1:05 PM.

Eric first went through the Agenda outline to give the order of presentations by Board Members:

- Welcome / Introductions – Eric Skinner
- Year in Review / Accomplishments – Eric
- Annual Budget – Dan Dodge
- Architectural Committee Report – Ken Pschierer
- Social Committee Report – Ken Pschierer
- Future Projects – Bill Fox
- Election of 2 Board Members – Matt Eggers
- Questions /Comments

Introduction of HOA Members was made to the seated group. Special recognition was given to Chris Book for his timely and difficult work to purchase boulders to place around 2 sides of the perimeter of the Park. And his moving, digging shallow holes in the ground, and moving the boulders into position with his tools. This was a needed security measure to prevent the “green Jeep” from invading the Park and doing more damage.

Accomplishments were outlined by Eric:

- Signs in the Park were mounted outlining motorized vehicle restrictions.
- Park trees were trimmed and had been overgrowing sidewalks, streets, and block walls of neighbors.
- Lindsey Road entrance walls had stucco applied and then were painted.
- Movie in the Park event held with more than 50 adults and kids attending in Fall.
- The Board operated within budget.
- The SFP Website has been utilized for increased communications.
- And we all continue to live in a “great neighborhood”.

2008 Budget Review was made by Dan Dodge. Notable progress mentioned was moving \$6,000 from Checking Account into the Reserve Account. He was asked if the Reserve Account was fully funded and advised a new Reserve Study is in progress which should provide an answer soon. Approximate balances at year end were:

- Checking balance: \$10,567
- Reserve Account balance: \$24,519

A second 2009 Budget Review was given by Dan using the 2009 Projects in the Handout. He related that two-thirds of SFP income goes to landscaping and water bills, mostly for

the Park. The rest of the project funding, payments, social events and reserve funding will come out of the remaining one-third of income. Specific project funding was given by referencing the topics in the planned 2009 Projects itemized below.

The “Architectural Committee Needs More Members” was the theme of this Committee presented by Ken Pschierer. A signature form was made available for attendees to sign up, “Your Help is Needed”.

Social Committee plans were also given by Ken Pschierer. He talked about Movies held in the Park in the Fall and he would like to hold more during the year. Budget has been increased to \$1,200 for 2009 and Homeowners can expect more events in 2009. An objective is “to make our community closer and safer through your involvement”.

2009 Projects were presented by Bill Fox in 5 areas:

1. **Work toward budget / design of playground equipment** to be built in the Park. Advance notice was sent to the neighborhood about asking support for the project. There were infants and up to 5 years of age who were counted at the meeting to be 15 to 20 in numbers with them running in all directions. Biggest challenge is money to fund project, and current thinking is to build it in stages as it can be afforded year-by-year. Attendees questioned dirt work around the Park water retention basin. They were assured the Board and Committees had done their homework in the past 3 years and volume of water retention is not to be affected.
2. **Paint / repair and re-stucco the remaining exterior walls.** Estimates have been received, and the Board has elected to contract Sonoran Exteriors to repair, stucco a few panels and to paint all panels on Lindsey and Elliott. There was good feedback about the job Sonoran Exteriors had done on Lindsey Road entrance.
3. **Update HOA Directory** and publish in the first quarter of 2009. We need everyone’s help to pull together new information, publish and deliver. Our “Red Book” has been a big success last year.
4. **Increase community involvement.** We need volunteers to help with projects on an ongoing basis. Sign up sheets were at the Park for volunteer project work by categories. If others wish to volunteer, contact a Board or Committee Member.
5. **Compliance to CC&R’s provided by outside company.** The HOA Board and Arch Committee want to try an outside inspection agency to conduct monthly neighborhood inspection walks. This would be one or two times a month for a year. Written reports are to be made by the outside company, a report made available to the SFP Board, and copy filed in an outside file.
There was resistance to contracting this function out by a group attending. There was a straw poll taken of the group of 24 property owners there. There were 17 for the outsourcing and 7 against. The decision to outsource or not outsource is for the HOA Board to determine at a scheduled meeting.

Election Results: Two new Board Members were elected, Chris Book and Will Timothy. Forty-four Homeowners voted. Also receiving votes were Jon Sperberg and Mr. Duffy.

Meeting adjourned at 3:25 PM.

Eric Skinner, President HOA Board