

Summerfield Place Homeowners Association
Board Minutes
December 8, 2008

Members present: Eric Skinner, President; Bill Fox, Dan Dodge, Matt Eggers, and Norm Bosshardt.

Guests present: Allen Hardon, Chris Book, Judy Morgan, and Sherri Kerin.

The meeting was called to order by Eric Skinner at 7:05 PM at home of Bill Fox.

Matt Eggers introduced his invited guest; Ms. Vanya Smith, Vice President of Brown Community Management, Inc. Matt has asked Vanya to make a presentation based on the premise that Brown Management could assume the property inspection duties now being done by Summerfield Place Committees. In addition Brown Management would perform activities such as making reports, mailing out reports and storing reports in Browns data system.

Vanya introduced herself and advised Bob Brown to be President and there are 112 associates in the organization. Brown Community Management has grown by 30% in the last year. Question from Summerfield group was who are the other HOA's, typically, managed by Brown? Vanya advised there are several Associations in the Val Vista Lakes complex they now manage. All Managers are said to be Certified Home Association managers.

Matt related cost would be the main factor in the decision to move to Brown to perform property inspections only and the associated documentation production and processing. Vanya answered there would be a \$0.15 handling charge plus postage. Form letters are used on inspections. Data is entered into a data system called "Tops". Summerfield Board would have access to the data. Two visits a month are offered. If there were infractions to occur between inspections, Summerfield would have the option to act. Violations between visits by Brown would normally not need an extra visit.

Vanya offered to amend their normal contract and eMail it back for Summerfield Board consideration of the Brown offer. (Copy of abbreviated Brown Contract offer is included. Lined through sections of Brown normal Contract offer has been omitted in this 3 page document. Cost for service and teardown on cancellation is included in the document offer.)

Minutes: the minutes for October were reviewed and approved. October Minutes were eMailed out to Board Members in advance. Motion made by Eric and seconded by Matt to accept the Minutes. Minutes for November had one minor correction, change to add "Attorney will be contacted". Motion by Eric and seconded by Norm to accept the Minutes.

Homeowners Speak Out

Judy Morgan and Sherri Kerin asked questions about vandals, theft and burglary. Latest activity was related by Bill Fox regarding utilities being turned off; theft of tools and articles where garage doors were being left open; "Green Jeep" tearing up the Park; and a Burglary experienced in the neighborhood. Chris Book answered specific questions about the Burglary in the Book Home and recovery of only a small amount of valuables.

In the Burglary it was mentioned 3 boys had been apprehended by Gilbert Police. Questions were asked about identities. Tribune Newspaper photos and story have subsequently been given to Morgan and Kerin families as requested.

Treasurer's Report, Dan Dodge

- \$6,000 was moved from Bank account to Reserve account. Reserve account balance now \$24,518. Bank account Balance after \$6,000 transfer is \$14,049.
- Expenses for the year as of December 8th reported to be \$23,060. Water bill last month was \$130.
- Phoenix Trim-A-Tree bill paid of \$1,417.50 for Park tree trimming.
- There are buyers for 41 S. Honeysuckle and E Silver Creek Properties. There are transfer fees of \$125.00 and \$265.00 annual fees involved.

Summary for 2008: under spent income by \$5,000. Water Bill is over budget by \$100.

For 2009, do we want to budget for a specific number of Social events? Four to six events were mentioned, but no specific number was decided. Dan indicated Social budget should be changed to \$1,200.

Architectural Committee Budget

A group wants to build a playground in the Park. Cost would be more than \$5,000, but this does not include a fall surface needed under the playground equipment. The project needs additional funding added to available budget funds to accomplish it.

Recommendation was made to add boulders in the park as soon as possible to stop "Green Jeep" from tearing up landscape. Chris Book offered his services and equipment to obtain and drop boulders. Motion made by Bill Fox and seconded by Matt Eggers to authorize \$1,000, or less, to Chris Book to buy enough boulders to fill the gaps where the Jeep can make entries.

A discussion on insurance followed. Bill Fox related reviewing the file and not able to find a Director's and Officer's policy in the files. Contacts of other insurance sources are to be made to obtain two other insurance bids for 2009 policies.

New Business

Dan Dodge discussed sending out absentee ballots. Target date is 30 days before Annual Meeting.

Meeting adjourned at 9:10 PM.

Respectfully submitted, Bill Fox, VP HOA Board