

**Summerfield Place Homeowners Association**  
**Board Minutes**  
**May 13, 2008**

Members present: Bill Fox, Dan Dodge, Ann O'Hara, Matt Eggers,  
Absent: Eric Skinner, Norm Bosshardt  
Guests: Janena Williams, Ken Pschierer, Chris Book, Agnes Clark

The meeting was called to order by Vice President, Bill Fox at 7:05 pm.

Minutes from the April Board Meeting were reviewed and accepted. Dan/Matt.

**Homeowners' Speak-Out**

Chris Book expressed his concern at the number of letters that were sent to homeowners this past month by the Architectural Committee for "minor" problems. Stated he had talked to homeowners who felt the AC was going "too far", and are intimidated by the possibility of more serious action for these problems. Janena Williams, Architectural Committee, pointed out that all were just "First Friendly" notices, that the AC intends just to make homeowners aware. Chris felt that there should be a lower level of notice that does not trigger the escalating steps of warning. After discussion, it was agreed by the Board, and accepted by Janena on behalf of the AC, that the original intent of the notices being discussed, was just for information, so that a "how can we help you?" type of letter will be developed by the AC for these occasions. These would be sent out even before the "First Friendly" notices for minor concerns noted on the monthly walk-arounds, and would not trigger the fine system. Items that are clearly violations of CC&Rs would continue to be handled in the same way as they are now. *The Architectural Committee will develop* their guidelines to be used with these new letters, and *will post them* on the Summerfield Place website.

During this discussion it was repeatedly mentioned by individual Board members that the Board and the AC are made up of homeowner volunteers who are expected to be fiscally responsible regarding the collection of assessments and expenditures from that income; in maintaining an attractive neighborhood, where families can enjoy community, and where property values can be expected to maintain or increase as far as it is possible within the current market. Within these responsibilities there is sometimes a fine line between what is intended and what is perceived. The members of the Board and the AC intend to be transparent as to motive, and continue to encourage homeowner attendance at monthly Board meetings, which are always open to homeowners. Hopefully, working together will improve the opportunities for the best interests of the most homeowners.

**Treasurer's Report – Dan Dodge**

Operating Account balance

Reserve Account balance:

Dan reported that the two foreclosures are in the process of being brought up to date. (41 S. Honeysuckle, 609 E. Silver Creek

**Landscape Committee – Ken Pschierer for Eric Skinner**

*Ken will get* 1 gallon of paint to paint the East entry wall, which has now been repaired. *Matt will paint* the wall.

*Janena will give suggestions* to the Board for trees to be planted. *The Board will arrange* for the purchase and planting of the trees along Lindsay.

**Architectural Committee** -- Janena Williams, Ken Pschierer

At the recommendation of the AC, the Board agreed that no further action will be taken regarding the painting at lot 58. *Ann will write* an informational letter to the homeowners to let them know.

**Social Committee** – no report.

**Old Business:**

**CC&Rs** A list of homeowners who have returned their votes was received from Eric. *Dan will give* Ann an updated list of homeowners. *She will double check* Eric's list against the updated list.

**Painting community walls (continued from last month):** *Eric will obtain a 3<sup>rd</sup>* quote and make a list of homeowners who need to be contacted for permission. *Ken will create* the permission letter.

**Signs for park (continued from last month):** (Regarding motorized play equipment). *Bill will order* the signs and contribute a newsletter article informing parents of the Town Ordinances. The Board voted to allocate no more than \$300.00 for 4 signs, to be consistent in size and appearance with the other signs in the park. *Ann/Dan*

**Software program for Board/AC records:** Bill presented the software program "Access" as another option for computerized records for the AC and the Board. This program would also link with "Excel" and "Word". There was discussion, but no decisions.

**New Business:**

None.

The meeting was adjourned at 9:00pm. (Dan/Ann)  
Next meeting will be June 9.

Respectfully submitted,  
Ann O'Hara, Secretary