

SUMMERWOOD OF OAK CREEK HOA
BOARD OF DIRECTORS MEETING MINUTES

DATE: 07/15/2021

LOCATION: Zoom meeting

MANAGEMENT: Christine Farnham, LCAM, CMCA

ATTORNEY: Brian Bowles, Esq

CALL TO ORDER: 6:32 pm

PRESENT: Dusty West, Koko Miller, and Claudia Bryant

NOT PRESENT: Betty Guzman and Rosalie Santos

HOMEOWNERS PRESENT: 12

MINUTES: Claudia Bryant motioned to table the approval of the 6/17/21 meeting minutes until all corrections were completed by management, Seconded by Koko Miller, ALL IN FAVOR, motion passes.

A President's report was not presented at this time.

Dusty West provided the Treasurer's Report. She mentioned that there are some prepaid accounts and would like guidance from the board as to if they would like to keep the amounts on the owner's accounts or refund the balance. Dusty West will provide the board details on all homeowners that currently have a prepaid account for the board to determine what action to take.

Dusty West mentioned that the attorney's office has been very helpful is assisting her with her questions. At this time the board has not received any invoices from the attorney, therefore, Dusty requested to know where the Association stands with invoices. Moving forward, the attorney's office will be sending the board quarterly packets on all collection accounts and violation statutes.

COMMITTEE REPORTS:

- ACC Committee – The committee reported that they are receiving a lot of requests and they are turning the requests around very quickly.
- Nomination Committee – The committee will start reviewing applications of individuals who want to be on the board. Four individuals have volunteered to be on the committee: Todd Mauer, Anita Scott, Donald Parsons, Trisha Littlefield. The committee chair will be Claudia Bryant.
- Newsletter Committee – The committee is always looking for new articles.
- Infrastructure Committee – Signs were added to Parcel 9 regarding concerns with trespassers. Signs were also installed on Parcel 7 and 9 for no fishing/swimming/trespassing around the ponds. No climbing/leaning signs were installed around the playground/dog park fence.
- Neighborhood Watch Committee – Continuing to look for volunteers. Koko Miller mentioned that no HOA funds are allowed to be used for this committee.
- Fining Committee – Christine Farnham will no longer be attending the monthly fining meetings. She will be creating the agenda prior to the meeting and forwarding to the committee as well as all related information from CINC. The committee will have the meeting minutes to Christine Farnham within 24-48 hours so that she can email to the attorney if necessary.

OLD BUSINESS:

- The BOD discussed the possibility of amending the governing documents to allow enclosing the porches and garages, allowing sheds, and the addition of storm doors. The amendment would require a community vote. Koko Miller motioned to table this discussion until the next meeting to allow the board time to discuss amongst each other; seconded by Dusty West, ALL IN FAVOR, motion passes.

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- Resodding of Parcel 7 roundabout: Koko Miller motioned to table this discussion until the next meeting to allow the board time to discuss amongst each other; seconded by Dusty West, ALL IN FAVOR, motion passes.

NEW BUSINESS:

- Koko Miller motioned to ratify the new management contract with Vanguard Management Group and to update enforcement resolution to reflect 30-day inspections, seconded by Dusty West, ALL IN FAVOR, motion passes.
- The Board is currently looking for volunteers to assist with the fall festival. If anyone is interested, please email summerwoodbodcontact@gmail.com.
- The Board will review the Specific Assessment letter for Parcels 7 and 9 and will provide Christine Farnham changes by the end of day on 7/18/21. The Board is requesting to have the letter mailed with a target date of 7/23/21.
- There is no bulletin board located on parcel 9. The board agreed that there should be one sign installed on each parcel near the community mailboxes. Dusty West motioned to move forward with installing the same type of bulletin board that is already present in the community, seconded by Koko Miller, ALL IN FAVOR, motion passes. Koko Miller will provide the board and Christine Farnham with information on the current boards installed within the community.

NEXT MEETING: Board meetings will take place the 3rd Thursday of each month. Next meeting is Thursday, August 19, 2021, at 6:30 pm via Zoom.

ADJOURNMENT: 7:52 pm motioned by Dusty West, Seconded by Koko Miller.

____ Approved: Signature: ____ Date: ____

____ Approved with changes below: