Summerlyn

Annual HOA Meeting



**January 28th/ 6:30 PM / Town of Clayton**

# ATTENDEES

The meeting was called to order at 6:41 pm.

Board members and the 55 homeowners

Shana Called meeting to order at 6:39. 55 homeowners in attendance we need 61 for a quorum. Meeting will be called to order at 6:41 to establish the quorum. Shana called the meeting to order again at 6:41 quorum established.

## **Introduction by all board members.**

1. 2019 Challenges

Parking on the street

Power Washing

Pool vandalism

Greenway

Outstanding HOA Dues

## **3.)2019 Accomplishment**

Continued improvements- detailed in the agenda

New Seasonal Offerings- detailed in the agenda

Adding light at the Mail Boxes at the pool has just been approved

## **4.0 Social events**

Spring fling

Pool opening

Movie nites

4th of July party

End of the year holiday party

## **5. Short term target**

Increased Community Involvement

Greenway improvements

ARC Awareness

Parking Adherence- expand Pool parking Lot

Capping rentals

## **6. Long Term Target**

Pool resurfacing

Greenway improvements

Playground Tote Lot

Improvement Landscaping-possible adding common areas with benches

## **7. 2019 Budget Review**

Tom reviewed the budget

Spend 25K over the budget for 2019

Increase budget with the Adam homes.- landscape contract biggest increase

Adding 10K to the 2020 budget

## **8. Community awareness**

Summerlyn website

Newsletter

Facebook for Summerlyn

Next Door

Community Email Blast

New Community entrance signs

## **9. Amenity Forecasting-**

Greenway 15 areas that need improvements – 2 areas completed in 2019

Pool area – Reduced cost by reducing hours of attendants.

Overview of what is coming “The Shoppes at Glen Laurel”

## **10. ARC request process.**

Review the process of filling out the ARC request on line at the Summerlyn Web site

## **11. Board of the Directors Opening**

Ben reviewed that we have 5 opening

## **12. Nominations for the board**

1- Shawn Lovins

2.Kristie Linder

3.Stephaniae Lanier

4.Joseph Tyson

5.Jacqueline Draughn

6.) Paul Rosales

Closed for nominations.

The votes came in – results for New board members for 2020

- Shawn Lovins

 Stephanie Lanier

.Joseph Tyson

.Jacqueline Draughn

 Paul Rosales

## **13. Questions**

Question -brought up about having to sign in the book being private.

Management company interest in homeowners- regarding assessment fee’s

Question- Thank you to all the outgoing board members

Question- What do we do to generate revenue- We had the pool lessons. Partner with Griffilss and other companies. Open to ideas

Question- What are we calling the pool resurfacing. Electrical work that is needed and the issues with the leaks.

Questions -Any thought of moving the fences on two sides. We discuss ideas then weight the costs to the benefit.

Question- pool use to be well maintained. Now it is not so clean. We had a new pool company last year for a 2 year contract . The board will assess the pool company options end of this year.

Question – Regarding the homeowners being late on the dues. Estimated 10% on late dues.

Question – Deactivate pool keys in the summer- The board has a hearing for people who are late on the dues which effect the use of the dues.

Question – Working with the attorney on the getting the developer on the landscaping portion that are owned by the developer.

Question – Are we waiting for the city to take over the greenway- Ben reached out to the Town to do an assessment for a cross walk.

Question – is there a study on the greenway- it can be found on Summerlyn website.

Question – On sidewalks in the community- subject for board to discuss. Town would pay for part of adding sidewalks and the Board to cover half of it. A study would need to be done.

Question- Stop light – The town would have to do the study

## **Action Items**

* Tom to set up a date in February the old board and new board can meet for the transition.
* Shana to check all the new board members to insure that everyone is in current standing for dues. Per section 12 in the bylaws Board members delinquent on their dues.