

# **Summerlyn HOA Board of Directors Meeting**

07/21/2020 - the board met at the pool

*The meeting was called to order at 6:36pm*

## **ATTENDEES**

Tom

Chris

Jacqueline

Stephanie

Shawn

Kristie

## **1. Old Business**

- Jacqueline provided Kristie with her info and the bank account is now up-to-date.
- Tom will be sending out a FB blast to remind residents about the possibility of IDs being asked for at the pool and a time courtesy/pool usage reminder as requested by a resident.
- Chris plans to begin obtaining quotes for pool repairs.
- Tom sent an email to the contact at Grifols about the greenway partnership and is awaiting a response. If he doesn't hear from the Grifols rep by the end of the week he will follow-up.
- Kristie will be sending the board verbiage on whether a permanent structure (inside a resident's yard behind a fence) needs ARC approval.
- Paul wished to share his updates as he will not be able to attend the meeting this month:
  - ❑ The crosswalk idea is moving forward. Paul spoke with ToC and the city planner spoke with NCDOT - they agree that DOT will be taking point on the study. Paul will contact Mr. Manriquez next week if he does not hear from him.
  - ❑ Summerlyn may have to pay for a partial sidewalk on the Orchards side. Paul wishes to speak to the neighboring community about a full sidewalk partnership all the way to the park.
- Steph would like to plan a back-to-school bash/movie night/late-open pool party if Covid allows. Board was ok with this. Date is tentatively set for Sept. 12th.

- Chris said she will ask Will about using the pool late and the movie credit. Kristie stated she will speak with Jenn about pizza purchases (amount of pizza ordered) for past parties.
- Steph mentioned offering a community yard sale in August due to many decluttering and sorting through items in their homes.
  - Date set via Slack for August 15th and 16th - this has been advertised on FB as of today (7/23).

## 2. **New Business**

- Shawn, Chris, and Tom had a meeting with Will and the pool attendants.
  - Shawn stated that one attendant was let go, and the young gentleman attendant will be seen on premises more frequently.
  - We will no longer be directing our concerns with the attendants - speak with Will directly.
  - The board will look into the need for attendants and the respective cost for next year.
- Many board members are concerned with the amount of rentals and rent-to-own homes in the neighborhood. Tom will be speaking with the attorney about how we can legally go about limiting the amount of rentals permitted in the neighborhood and updating the covenant to reflect such a limit.
  - All members of the board are strongly interested in working towards a limit.
- Landscapers are still missing parts of the greenway and common areas when mowing each week. Chris will be sending a map to clarify areas to Triple R.
  - A resident mentioned via an email that the pump area in The Orchards has not been mowed. This has been found to be land owned by the Town of Clayton and they are responsible for its upkeep.
- We discussed late fees that are on the financial statement this month. We believe these fees should be the responsibility of the home owners - not the HOA. Tom will follow-up with Shana. We will also be requesting a financial overview meeting with Shana soon.
- Steph mentioned updating the community FB page with more positive posts from the board so residents know and are up-to-date on what has been completed/what is to improve in our neighborhood.

### 3. Committee Updates

- Pool Committee: Nothing else to discuss.
- Beautification Committee: Nothing to note.
- Social Committee: Movie night was a success. Moving onto a possible pool party in Sept.
- ARC Committee: No updates.
- Yard of the Month: No concerns.
- Parking Committee: Will be in contact with Shana to schedule virtual hearings for violations in two weeks.

### 4. Action Items

- **Tom** - FB blast to remind residents about the possibility of IDs being asked for at the pool and a time courtesy/pool usage reminder.
- **Tom** - Try to contact the individual at Grifols about a greenway partnership.
- **Tom** - Speak with Shana about resident late fees that the HOA is being charged. The homeowners should be absorbing these charges.
  - ☐ Is it possible to send an email to the residents vs. mailing a letter when they are past due?
- **Chris** - Begin obtaining pool repair quotes.
- **Chris** - Speak with Will about an evening movie night/pool party on 9/12. Can we use the free movie rental?
- **Paul** - Continue to speak with DOT about the crosswalk and possibly contact the neighboring HOA about a sidewalk on the Orchards side.
- **Kristie** - Verbiage about ARC standards inside of fencing.
- **Steph** - Advertise community yard sale and gauge the amount of homes that will be participating closer to the date.
- **Steph** - Finalize most pool party/movie night details for 9/12.

*A virtual violations hearing for residents will be held on Tuesday, August 4th, at 6:30pm. The next HOA board meeting has been scheduled for Tuesday, August 25th, at 6:30pm.*

*Meeting concluded at 7:51pm.*

***President - Tom Loboda***

***Vice President - Chris Webber***

***Treasurer - Jacqueline Draughn***

***Secretary - Stephanie Lanier***

***ARC - Paul Rosalas, Shawn Lovins, and Kristie Linder***

**Beautification Committee - Steph/Chris**

**Social and Community Outreach - Steph/Tom**

**Pool and Swim Lessons - Shawn/Chris**

**Webmaster - Tom**

**Landscaping (RRR landscaping/ Robbie) - Shawn/Chris**

**Yard of the Month - Jacqueline/Steph**

**Sonitrol - Shawn/Tom**

**Adams Homes - Paul**

**Parking Committee - Tom/Kristie/Paul**