

# **Summerlyn HOA Board of Directors Meeting**

10/19/2020 - virtual via Zoom

*The meeting was called to order at 6:33pm*

## **ATTENDEES**

Tom

Chris

Jacqueline

Stephanie

Shawn

Kristie

Paul

Shana

## **1. Financial Meeting with Shana from WD**

- Violation hearings have been set for November 10th @ 6:30pm via Zoom.
  - ❑ Shana will send out notices to residents after 10/25
  - ❑ Side convo: mailbox replacement was mentioned - we need to discuss approved replacements as the original mailboxes are no longer available.
- Delinquent payments were discussed:
  - ❑ Any home two payments behind will receive a notice of delinquency.
  - ❑ Board voted to move forward with foreclosure on a property in The Groves (address withheld for privacy).
  - ❑ Board also voted to move ahead with the sale of a foreclosure property in The Meadows (address withheld for privacy).
- Question about The HOPE Program - does this have any influence on dues payments? Shana will look into this.
- Budget discussion
  - ❑ The Board voted unanimously in favor to raise dues in 2021 by 15% due to large upcoming repairs that need to be budgeted for in the next few years.
  - ❑ A 15% increase = \$18/quarter/home increase
  - ❑ Jacqueline brought up a lot of great observations when reviewing the budget numbers:

- Electric/water/sewer (Town of Clayton) bills were found to be separate line items, however, this is one complete bill. An extra \$6,000 is available to move within the budget.
- Chris noted that the AquaTech contract will be billed monthly in 2021 and the total is not correct in the budget. Chris will send Shana the numbers/contract and the pool contract budget line will be updated accordingly. The board will have around \$5,000 to move within the budget.
- Per Slack, Tom suggested we invest \$3,000 of the over-budget for a crosswalk (and partial sidewalk) to connect The Orchards to The Groves and place the rest (split evenly) in the greenway budget line and pool reserves.
- There is currently around \$10,000 in the pool reserves (for future repairs). The board agrees that the extra overage from the budget needs to be placed into the pool reserves and a new greenway fund.
  - ❑ The greenway budget will be noted in the General Maintenance line of the budget as WD does not have the ability to create a “greenway budget” line item in their system. Tentatively placed \$8,810 into this line item.
- The board needs to follow up at the end of the year to make sure \$10,000 is put back into general reserves.
- The resident concerns about mowing along the greenway was brought up to discuss. Shawn is in the process of obtaining all property maps and will be meeting with Robbie to walk through the areas to determine what Triple R needs to be mowing.
  - ❑ Shawn will also talk with Robbie about trimming the bushes as well and his timeline for this.
- Tom brought up the idea of selling common area parcels to residents if there is interest.
  - ❑ Shana did not sound optimistic about the idea as it would take a large percentage of approval from the community and many legal steps to do this.

## 2. Action Items

- **Paul** - continue to keep in touch with DOT/Town of Clayton about a crosswalk and partial sidewalk
- **Tom and Steph** - begin reviewing ideas for greenway repairs
- **Chris and Shawn** - begin creating a pool repair roadmap

*The next HOA board meeting will be on November 4th at 6:30pm  
Meeting concluded at 8:11pm*

***President - Tom Loboda***

***Vice President - Chris Webber***

***Treasurer - Jacqueline Draughn***

***Secretary - Stephanie Lanier***

***ARC - Paul Rosalvas, 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 - Steph/Kristie/Paul**