

# Summerlyn HOA Board of Directors Meeting

09/23/2020 at the pool

*The meeting was called to order at 7:09pm*

## ATTENDEES

Tom

Chris

Stephanie

Shawn

## 1. **Old Business**

- Parking violation and dues hearings will be scheduled via Zoom in October. Dates TBD.
- Chris and Shawn noted that the pool repairs will need to be completed within two to three years time. Need to budget for around \$40k.
- Tom will be meeting with the Grifols contact on Oct. 2nd
- No update on the rental cap idea. Steph will follow up with the attorney via email.
- The board voted and approved via Slack to increase the dues next year by 5%. An email was sent to Shana to note this.
- Jacqueline spoke with Shana about the balance sheet and everything checks out:
  - ❑ On 9/10/19, Brianna also sent Jacqueline an email noting the \$30k CD and the \$10k savings established specifically for the pool repairs.

## 2. **New Business**

- The end of the summer season means it is time to discuss the pool service contract for 2021. Aquatech will bill monthly and offered three options with a two-year contract (2021 and 2022):
  - ❑ Full service - \$24,800/year
  - ❑ Attendants on weekends only - \$19,800/year **\*this was voted on and approved by the attending board members\***
  - ❑ No attendants - \$15,000/year
- All board members agree that the two current board members who are running the community FB page are fine being the only moderators.

- Board members will be in contact with Shana to write/create a dues increase letter - must be ready for print by 12/01/2020.
- Shawn mentioned the possibility of selling small common areas/parcels to residents that the HOA does not need. This gained interest and he will contact Shana to discuss.
- It was discussed that we need to list responsibilities of the HOA Board so that we can add to the website for clarification and to keep residents informed.
  - ❑ Tom volunteered to create the list in a clean format for publishing.
  - ❑ We will begin a thread via Slack to list the responsibilities.
- The board pre-planned available dates for the November financials meeting and will email Shana to schedule.
  - ❑ Also, we will be asking Shana to join the board at the October meeting so we can begin preparing for the annual HOA meeting in January.

#### 4. **Committee Updates**

- Social Committee:
  - ❑ Will create a poll to review interest in a movie night on Halloween after trick-or-treat.
  - ❑ Will send out a sign-up for a Community Clean-up Day on Oct. 17th from 9:00am - noon.
    - Need to purchase trash bags and solar flowers as a give-away (Steph)
    - Shawn will bring gloves to give to residents
    - Trash will be dropped off at pool lot for disposal

#### 5. **Action Items**

- **Tom** - Continue to speak with the contact at Grifols about a greenway partnership.
- **Chris** - contact Shana about upcoming meeting dates
- **Steph** - Contact the attorney about an update on the rental cap.
- **Steph** - Create sign-up for clean-up day and poll for Halloween movie
- **Shawn** - speak with Shana about selling parcels to residents
- **Shawn** - keep in touch with Robbie about greenway cleanup and rock replacement

*The next HOA board meeting is TBD via email with Shana at WD.*

*Meeting concluded at 8:20pm.*

**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** - Steph/Kristie/Paul