

Summerlyn HOA Board of Directors Meeting

12/08//2020 - virtual via Zoom

The meeting was called to order at 7:04pm

ATTENDEES

Tom

Chris

Jacqueline

Stephanie

Shawn

Kristie

Paul

Shana

1. Board to Vote on the Requested Rental Cap

- The Board voted unanimously in favor to implement a 16% community rental cap beginning 01/01/2021
 - ❑ Shana stated that all closing docs moving forward will include a rental disclosure and form noting the rental cap.
 - ❑ Shana will send a draft of the resident notice for our review after her return from vacation.

2. Financial Review with Shana from WD

- The Board reviewed the most up-to-date aging report sent by WD and delinquent homes were discussed:
 - ❑ It was found by Jacqueline that the recent forms sent for signature included homes that were not delinquent by two-quarters. The form was to be voided and a new one sent.

3. Annual HOA Board Meeting Prep with Shana

- Due to Covid-19, the upcoming annual meeting will be offered virtually for 2021. All information will be sent to residents via mail.
 - ❑ There are two seats open on the Board for 2021.
 - ➔ Nomination applications will be returned to WD. Residents must also include a brief bio of themselves.

→ Ballots will be mailed to residents via a mail-in ballot form and returned to WD for count by 01/25/2021.

- A virtual meeting of the membership will be offered via a WD Zoom link. Residents may call in and/or join online.
- The annual meeting is set for 01/26.2021 at 7:00pm
- Kristie, Jaqueline, and Steph volunteered to begin creating the slide presentation.
- Shawn mentioned a street parking concern brought up at the annual 2020 meeting. This has been tabled for discussion until the board meets next.

4. **Old Business**

- Shawn is in the process of obtaining and reviewing property maps with Robbie to understand the areas along the greenway that Triple R needs mow.
 - ☐ Shawn stated that his next step is to connect with residents and see where their property lines lie.
- Shana is obtaining two competitive bids to show concerned homeowners that Triple R is the most cost-effective landscaping contract for our needs.
- Paul is still trying to make contact with DOT about a possible crosswalk (and traffic study). The letter requesting the study has been sent to the town via USPS.

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** - continue to work on a pool repair roadmap if needed
- **Shawn** - keep in touch with Robbie about the mowing concerns
- **Kristie, Jacqueline, and Steph** - begin work on the annual meeting presentation

The next board members meeting will be on January 12th at 7:00pm

The Annual Summerlyn HOA meeting is scheduled via zoom for January 26th at 7:00pm

Meeting concluded at 8:31pm

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