

Summerlyn HOA Annual Meeting - 2021

1/26/2021 - virtual via Zoom

The meeting was called to order at 7:02pm

ATTENDEES

Tom

Chris

Jacqueline

Stephanie

Shawn

Kristie

23 Residents at the call of the meeting - 26 total residents at 7:35pm

1. Meeting was called to order with a few reminders for residents

- Resident email contact info was requested via Shana at WD for future communications
- A 20% quorum was not reached for the virtual election of the Board - election results could not be read
 - ❑ WD will send another ballot form to residents with the hope of receiving a 10% quorum in return
 - ❑ If a 10% quorum is not reached another ballot will be sent until the proper amount is received. The 2021 Board cannot be announced until a quorum

2. Agenda Review (Tom)

3. 2020 Board of Directors Introductions

4. Review of 2020 Challenges

- Not as many social events offered due to Covid-19
- ARC Adherence - the Board focused on the proper approval process
 - ❑ Reminder that fencing and roofing must be approved prior to work beginning
- Covenant adherence
- Outstanding dues and the process for collection
- Transition to a new attorney that better suits the communities needs and is active

5. **2020 Accomplishments**

- Pool: Repaired exhaust fans and emergency lighting. New lounge chairs purchased.
 - ❑ A big thank you to Shawn Lovins for his hard work at keeping costs low and understanding what repairs needed done last year
- Silt fencing removed on the greenway and landscaping repairs (rock replacement) made as needed. This was at no cost to the community as the developer was responsible.
- Removed dead trees that were a safety hazard on the greenway.
- Powerwashed all entrance signs to the community
- Communication with the Town of Clayton and Grifols about the greenway
 - ❑ We learned that the town will not take ownership of the greenway
 - ❑ Tom met with the contact at Grifols about a possible partnership; however, we cannot connect the two greenways as Grifols is trying to sell their common areas to the town.
- Paving of Mulberry Banks and Heritage Burch Ct.
- Community Rental Cap implemented - attorney reviewed and approved
- New light at pool parking lot mail kiosk

6. **Budget Review by Jacqueline**

- \$15k for capital improvements - pool and greenway repairs
- Pool contract has been lowered for 2021 - attendants on weekends only

7. **Greenway and Pool Projects**

- Chris reviewed the upcoming greenway repairs that will be needed in the near future.
 - ❑ Total possible cost is expected to be between \$100k-\$150k (was previously noted by an outside source that the costs could be around \$80k; however, this was not compared to an actual estimate.)
 - ❑ Greenway will be repaired in sections due to budget availability.
- Shawn quickly reviewed the upcoming need to repair the pool:
 - ❑ There is a major crack down the middle of the pool that needs repaired. Resurfacing will be our best repair option.
 - ❑ Estimated cost for repair is around \$40k

8. **Community Involvement and Communication Info**

- Steph reviewed important ways to communicate with the Board, WD, and residents

- ❑ Facebook, Nextdoor, email, and the Summerlyn community website
- Community Involvement - would like to increase versus committee sign ups and open dialogue
 - ❑ Will send sign up emails (and FB communication) in the future for committees based on what is available in 2021
 - ❑ Asked residents for ideas on new committees needed in the neighborhood

8. **ARC Adherence and Request Procedure Review by Kristie**

9. **Open the Meeting to Questions**

- How does the street parking violation process work?
- Who does the landscaping? Resident complaint about trimming near the entrances.
 - ❑ Tom explained that Triple R trims twice per year to keep within budget
- Can the pool be made into a saltwater pool? We do not have info on this at this time.
- Can a Google form be created for voting purposes?
 - ❑ A paper/tangible form is needed for records, therefore, a digital option is not available
- How can a resident determine their property line if they are near the greenway?
 - ❑ Shawn has been working to determine the community property

The meeting was adjourned at 8:05pm

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