



The Summit View Association, Inc.

HOA Annual meeting minutes February 2017

Call to Order:

The Summit View Association, Inc. was called to order by Toye Nigey at 6:35 PM.

Roll Call: Toye Nigey, Liz Linnemeyer, Nick Fosdick, Rainer Linnemeyer, David McCarty, Matt Bridge and Ross Blackmer (CVRD).

Approval of Minutes: Minutes reviewed and approved in April 6, 2017

Officer and Committee Reports:

- Board member introductions
- Ross, Director of Carbon Valley Recreation District (CVRD) introduction
 - o March of 2013 an inclusion was filed and the previous director included the entire Summit View Development
 - o The filling was done so incorrectly and was denied by a judge.
 - o The process completed in April 2016 and showed up on 2017 taxes.
 - o It was stated that you could be excluded by sending an email to director@cvprd.com
 - o If you opt in to the tax you pay in district rates on services.
 - o It was stated you can get a refund on any out of district rate for CVRD services purchased if you paid the tax.
- David discussed business
 - o Approval of minutes from 2015
 - o There was no quorum in 2015
 - o There needs to be 126 people for there to be a quorum (67%).
 - o Most HOA(s) lower the quorum rate
 - o They typical quorum rate is 20%.
 - o The only business that be voted on at the meeting is board members.
- David discussed the year end financials
- Fees discussion
 - o Total fines for the year was \$258
 - 8 total
 - 5 were the same household
- Flagstaff focus on:
 - o Painting
 - o Weeds
 - o Broken shutters
- 79 Design Review Request (DRR) were submitted

- 3 DRR requests were denied
- During the summer months inspections will be every 10 days
 - o Mostly looking for trailer
- During the winter months inspections will be every 14 days
- Income statement discussion about expenses
 - o Legal action is typically used for collections
 - o HOA fee is due, and will be considered late after March 1st.
 - o Management fee was lowered from \$700 per month to \$600 per month based on amount of work necessary for management.
 - o Each year the Secretary of State and DORA registration is handled by Flagstaff
 - o Weed control is one of the largest expenses for the HOA.
 - o Community events is one of the larger expenses.
 - o In 2016 the HOA operated at approximately \$2,000 loss
- Budget for 2017 Discussion.
 - o David read through the future budget
 - o There was a \$2,500 transfer for HOA reserves
 - o Per Flagstaff there is no law on amount required to be kept in reserve.
- The split rail fence that borders properties is the home owners responsibility to maintain.
- Questions from home owners
 - o What are the future fees the management company will change? Flagstaff is currently comfortable with the fee amount
 - o Is Flagstaff handling keeping us complaint with laws? Flagstaff: Yes they are handling all the legal compliance issues.
- Toye
 - o Fence owners who were affect got a letter from Flagstaff offering to help remove the split rail fence.
 - o Final date to remove the fence will be mid-summer
 - o Nextdoor will be used to claim fence materials removed.
 - o HOA owns the fence not boarding a home.
 - o Paint book for DRR available from Benjamin Moore and Sherwin Williams
 - o Flagstaff will also have copies of the paint books.
 - o Covenants and Code Enforcement
 - Help with re-writing covenants
 - Costs to redo covenants? Can we amend the covenants?
 - Per Flagstaff the amendments are \$600 per amendment
 - Approximately \$5,000 to completely redo the covenants.
 - Mail in ballots are allowed for covenant changes but is expensive
 - o Requested volunteers for events committee
 - Easter weekend will be a treasure hunt.
 - o Volunteers for board
 - Loraine Klain
 - Josh Potter
 - Danny Pire