



The Summit View Association, Inc.

Annual Homeowners Meeting

Minutes 15 October 2014

Call to Order:

The annual meeting of The Summit View Association, Inc. at Legacy Elementary School was called to order by Jon Davis at 7:01pm.

Roll Call:

Board Members Present:

Jon Davis – President

Larry Linnemeyer – Vice President / Treasurer

Mae Linnemeyer – Architectural Committee, Events

Jenny Kipp – Architectural Committee, Events

Attendees including board members represented 35 of the 188 properties

Agenda and Introductions:

Copies of the agenda and financials were provided to the attendees.

Introductions were made by Jon Davis

Officer's Reports:

Jon Davis presented the president's report.

Larry Linnemeyer presented the 2014 financials and 2015 budget. Attention was brought to the amount of the Postage and Delivery. Amount to be reviewed and adjusted as necessary.

Mae Linnemeyer and Jenny Kipp presented report of social activities.

Items:

This year the board started making a concerted effort to enforce the Covenants and bylaws as written to maintain the appeal and value of the neighborhood. The first wave of violation warning letters went out a week prior to the meeting. Violations included parking of campers, trailers, boats, and unused vehicles as well as large amounts of trash and unfinished landscaping. There was extensive discussion about the covenants as they stand. It was motioned and passed to establish a committee to review covenants and come up with proposed changes which would have to be passed by a majority vote of a quorum of sixty-seven percent of the homeowners as defined in the bylaws.

A motion was made and passed to retain all current members of the board as is.

Another motion was made and passed to add to the board, Toye Nigey as Secretary and Laura Weimer as Vice President.

The board will be hiring a professional yard maintenance company to maintain the weeds along the west side of subdivision. Question was asked about the east side of the subdivision: who owns it, is there regular maintenance, can we include that in the maintenance of the west side.

Architectural Committee to paint the utility shed in park this fall.

A presentation by guests Erin Fosdick and Kristen Davis was given from the Parks Open Space and Trails (POST) commission. Suggestions were offered by attendees.

Neighborhood Park: Seeding/sod expected in spring due to existing electrical. Gravel needs to be maintained. Can it be contained?

Future exterior paint will be required for certain properties in 2015. Architectural committee to contact vendors about a neighborhood discount on painting.

Questions / Issues raised by attendees:

A request was made if the board could find out what things the board/HOA could be sued for that might extend down to the individual property owners.

A request was made to look into the easement that runs between Summit View and Fox Run subdivisions. A homeowner is open to selling a portion of land to create a walking path/easement in north east corner to provide access to path to lake.

Tax status of HOA? We qualify to file a form 1120-H

All were encouraged to get connected via Next Door web site
<https://summitviewfrederick.nextdoor.com>

Adjournment:

Motion to adjourn made and unanimously agreed upon at 8:50pm.