



**The Summit View Association, Inc.**  
HOA Annual meeting minutes February 2018

### **Call to Order:**

The Summit View Association, Inc. was called to order by Toye Nigey at 8:00 PM.

**Roll Call:** Toye Nigey, Matt Bridge, Josh Potter

**Approval of Minutes:** Minutes reviewed and approved on February 13<sup>th</sup>, 2018

### **Officer and Committee Reports:**

- Board member introductions
- David , Flagstaff management introduction
  - o David explained that he would be using his own funds to check the covenants to make sure that we are able to handle fines appropriately.
  - o Dues will continue to increase until we are covering all expenses. This does not mean dues will be increased indefinitely.
- North Fence Issue
  - o Still needs to be repaired
  - o Ross from Buckingham Fencing will require a call and a walk through of the area to give us a quote
- HOA Dues
  - o Some homeowners did not receive their HOA annual dues bill.-will be corrected by Flagstaff management
- New Board Member Request
  - o Vicky Shiley would like to be part of the board but not in an official position.

- 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 1<sup>st</sup>.
  - 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 compliant 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

Meeting Adjourned at 9:30 PM.