

**Summer Pines Villas Homeowners Association  
Annual Board Meeting  
6:30 PM  
Location: First Presbyterian Church  
1901 Vine Street, Hudson, WI  
Date: November 7, 2018**

**Minutes**

**Meeting Called to Order**

President Adam Cybulski called the meeting to order at 6:40 p.m.

**A. Roll Call**

Attendees: Adam Cybulski (President), Chad Nieland (Treasurer), Greg Stenger (Member at Large), Gary Ujifasa (Member at Large)

Not Present Tina Bohl (Secretary) 16 Homeowners (Roster on File)

**B. Proof of Notice of Meeting**

It was confirmed the meeting notice was mailed out to all homeowners on October 11, 2018.

**C. Reading of Minutes of Preceding Meeting**

The annual meeting minutes from November 7, 2017 previously sent out, were approved.

**D. Lawn/ Snow Vendor - Mike Ganz, Settlement Hill**

- Mike Ganz spoke regarding snow and lawn care.
- He asked homeowners to please remove pots, plants, electrical cords, any decorations off the sidewalk and steps to avoid any unnecessary damage when plowing/shoveling occurs.
- Please note due to possible liability the policy is NO PLOWING will be done if there is a vehicle parked in the driveway.
- Landscaping: He pulled out shrubs this summer and replanted some he will plant more in the Spring/Summer.
- The top-dressed rock was delayed being put down due to weather.
- 710 Evergreen Circle mentioned tree removal. The trees appeared to have been hacked off, three trees were removed, and a small pine tree was planted. The area no longer gives privacy for the homeowner. Kingwood will investigate as to who cut down the trees and report back to the Board. Mike is going to look at the area and the tree line to see what trees need to be planted.
- A homeowner mentioned her trees have an excess of mushrooms growing on and around them. Mike Ganz said it could be an overgrowth from too much mulch. He recommends removing the mulch in the Spring and putting down new mulch.
- 710 Evergreen mentioned their steps/stoop are sinking and have become a tripping hazard. Kingwood will take a look at the steps and stoop, and check governing documents to see if it's a homeowners or

association responsibility. The Board will be discussing this at their next meeting.

**E. Farmers Insurance Agent – John Volgren**

- John Volgren spoke about Wisconsin insurance. He reminded homeowners to have an HO6 policy, and loss assessment coverage. Adam discussed the benefit of using the same insurance company as the Association. It is important for the homeowner to ensure they have the appropriate amount of coverage. John said If homeowners have any questions regarding their insurance to contact him at Farmers Insurance # 1-800-236-3447.

**F. Management Report – Kingwood Management**

- The property manager, Carleen Walsh, discussed the Annual Management Report. She reported the Association is in a very good financial state. The Board had a reserve study done which helps to look at the useful life of common and limited common elements in the Association. The study is also used in helping plan the yearly budget to reserve amounts to maintain, repair or replace the elements.
- Carleen complimented the Board as they are always right on top of things.
- Carleen reported some accounts are in collections and that she and Chad are working with attorneys to get them paid.
- There were good reports on the power washing of the units. It was difficult to reach some homeowners/residents but most of the scheduled units were power washed.
- The money from the dues increase will go directly into the reserve fund.
- Homeowner asked for a reputable company to replace windows. Board member Adam suggested *Indianhead* is a good company to use for replacement of glass at the townhomes.

**G. Report of Board/Officers**

- There was a budget meeting held at Kingwood Management. There is money to cover everything and the Association is in good shape.
- Landscaping cost a bit more as new plants had to be watered.
- The Board is concerned about curb appeal and is also trying to stay within the budget. They would like to improve the tree line.
- A homeowner asked, if they cover the costs, are they allowed to make improvements in their yard. The Board advised to always fill in an Architectural Request form before making any changes. The Board needs to approve of all outside work before it is carried out.

**H. Reports of Committees**

- N/A

**I. Election of Inspectors of Election**

- N/A

**J. Election of Board of Directors**

- A quorum was not present
- Greg Stenger was voted in by the Board

**K. Unfinished Business**

- N/A

**L. New Business**

- A homeowner thanked the Board for their hard work.
- A Winter Newsletter will be posted on the web site.
- Money has been set aside for extra services for finger roads, salting, sanding, extra problem areas.
- The question was asked if anything could be done to control the high school speeders that come through between 2:45 and 3:00. Homeowners were encouraged to Notify Hudson police. The more homeowners that call the more likely action will be taken.
- Please notify Kingwood if you have any concerns about violations: parking, dog waste, trash bins. Kingwood will send a letter to the owner to get issues taken care of.
- In 2019/2020 seal coating on driveways will be looked at
- In 2019 the last of the roof replacements will be completed.
- There are no other major projects scheduled for 2019.

**M. Adjournment**

The meeting was adjourned at 7:30 pm

Respectfully Submitted by  
Jennifer Sherwin, Assistant Property Manager