

**Summer Pines Homeowners Association
Annual Board Meeting
November 6, 2019 – 6:00 p.m.
Location: First Presbyterian Church
1901 Vine Street, Hudson WI 54016**

Meeting Called to Order

President Chad Nieland called the meeting to order at 6:00 p.m.

A. Roll Call

Attendees: Chad Nieland (President), Greg Stenger (Treasurer), Gary Ujifasa (Member at Large), Tina Bohl (Secretary), Adam Cybulski – Not Present, 12 Homes were represented (roster on file) and five proxies were submitted

B. Proof of Notice of Meeting

It was confirmed the meeting notice was mailed to all homeowners on October 11, 2019 and posted to summerpines.com website on October 28, 2019

C. Reading of Minutes of Preceding Meeting

The annual meeting minutes from November 7, 2018, previously sent out, were approved.

D. Lawn / Snow Vendor - Settlement Hill Report

- Ryan 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: \$20K has been allocated for Spring 2020 for shrub removal/replacement. Settlement Hill pulled out shrubs this summer and replanted. More will be planted in the Spring/Summer. Gary explained the “order” and plans to do the “most needed” areas first. Also, to not use juniper bushes.
- 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. The board was unsure who had the trees removed, possibly Stone Pines.
- A resident expressed a concern regarding icy sidewalks and why the same vendor completes a better job at the neighboring Association. The Board advised the resident to let Kingwood know if their sidewalk is not properly plowed/de-iced this winter.
- One resident expressed his lawn is patchy, however, over the summer it started to look better, but will need additional attention in the Spring 2020.
- Some residents expressed their concern to Ryan the plows cutting into their grass. Ryan confirmed they will do a “better job”.
- A homeowner expressed concerns regarding dog waste and suggested Summer Pines Homeowners Association (HOA) purchase dog waste stations, making plastic bags available to dog owners. The cost and upkeep of such stations was discussed.

E. Management Report – Kingwood Management

- Introduction: Jennifer Sherwin, Property Manager and Bethany Magba-Kamara, Assistant Property Manager
- Summer Pines HOA currently holds a reserve of \$234,000 with large-scale projects scheduled soon.
- Homeowners expressed concerns regarding house lights (near doorways) being out. It is the homeowner’s responsibility to replace bulbs. Kingwood management will send notification to homeowners with bulbs needing replacement.

- Jennifer Sherwin asked homeowners with issues that were not addressed/resolved by previous property manager be brought to her attention.
- Homeowners expressed concerns regarding deteriorating front steps. Buildtec will be contacted for advice and recommendations.
- Driveway replacement is planned for the summer of 2021 which is included as a \$200,000 project on the Summer Pines Reserve Study. A homeowner expressed concern that some driveways may need attention prior to the scheduled resurfacing date. Temporary fixes are plausible to make it to 2021 and will be addressed on an individual home basis.

F. Report of Board / Officers

- Greg Stenger approved the 2020 Summer Pines HOA budget.
- Summer Pines HOA dues will increase 5% to \$201.20 in 2020. The raise in dues accounts for ongoing maintenance and repairs in a development that is over 18 years old.
- Two major expenditures scheduled in 2020: Shrub Replacement; Fencing Replacement (border fencing along east end of community). An association dues comparison report was provided by Kingwood Management. Summer Pines HOA dues are in line with surrounding HOA communities.

G. Reports of Committees

- No committee reports.

H. Election of Inspectors of Election

- N/A

I. Election of Board of Directors

- Due to unforeseen circumstances, Summer Pines HOA Board roles were recently revised. Chad Nieland has now taken the position of President, Greg Stenger holds the Treasurer position and Adam Cybulski acts as the second Member at Large.
- Because a quorum was not reached, an election could not be held. No applications for new Board members were received. No interest in new Board members was expressed during the annual meeting.

J. Unfinished Business

- No unfinished business.

K. New Business

- A homeowner expressed concern regarding an ongoing leak in their roof. Eight holes were found in siding which appears to be either construction or hail damage. The leak has been addressed by Buildtec. A representative from Classic Construction was in attendance to share recommendations as well. The Summer Pines HOA Board will work with homeowner to find a reasonable solution in-line with the HOA governing documents.
- A homeowner asked that Summer Pines HOA Board meetings be scheduled at 6:30 p.m. All present agreed.
- Kingwood Management will speak to the City of Hudson regarding replacement of trees removed along Vine Street.
- A homeowner expressed concern regarding excessive dog barking in a nearby unit. Kingwood Management will work to resolve.
- A homeowner suggested a dryer vent cleaning project. In the past, homeowners were assessed a \$25 fee and all vents were serviced. Kingwood will request a service bid.

- Concerns regarding rental units was expressed by a homeowner. Summer Pines HOA governing documents prevent the HOA from restricting homeowner rental. Some provisions could be considered to avoid Summer Pines becoming a “rental community.”
- Finger-street parking concerns were discussed. Homeowners were asked to report parking violations, while the cars sit in violation (parking restriction hours, etc.) to Jerry’s Towing. Jerry’s Towing keeps Summer Pines HOA Rules and Regulation on file and can reference prior to towing. A homeowner requested a restriction to parking on one side of the street only.

L. Adjournment

- The meeting was adjourned at 7:30 p.m.