

Summer Pines – Board of Directors Meeting – May 9, 2017

Roll Call

Attendees: Adam Cybulski; Gary Ujifasa; Kyle Jentsch; Carleen Walsh (Kingwood Management); Tina Bohl; Paul Meyer (homowner); Mike Ganz (Settlement Hill)

Proof of Notice of Meeting

- E-mail notice (May 8, 2017), Facebook Group notice (May 8, 2017)

Reading of Minutes of Preceding Meeting

- Board reviewed minutes from November 22, 2016 prior to meeting – No meeting was held on February 7, 2017 due to lack of quorum – Motion by Adam Cybulski, second by Gary Ujifasa to waive reading of the minutes during meeting

Unfinished Business

Landscaping/Snow Removal

- The Board of Directors (BOD) will prioritize the punch-list items collected during the spring walk-through
- Some items found on the punch-list are also included in the Reserve Study
- Much of the landscaping items found on the punch-list are already captured in the lawn/snow budget
- Bushes, edging, mulch and tree trimming will be a priority
- It's the BOD's intent to avoid any homeowner assessments for bushes, etc.
- The BOD will request bids from alternate suppliers if Settlement Hill (current landscaping/snow removal supplier) cannot fit additional work into their existing spring/summer schedule
- The BOD's goal is to begin landscaping work early June

Homeowner Participation

- Paul Meyer discussed an issue he found with his exterior party wall (shared exterior wall between decks) – the wall is rotting, close to collapsing therefore dangerous
- Paul Meyer stated he did not notice any issues with the exterior decking (no sagging, etc.)
- Carleen Walsh explained the Summer Pines governing documents state the homeowner is responsible for the party wall and suggested planning wall repairs with the adjacent neighbor
- Carleen Walsh will work with Paul Meyer to collect bids for the work
- Adam Cybulski suggested BuildTec inspect all exterior party walls to identify similar, dangerous situations
- Paul Meyer expressed concern with the late landscaping clean-up – autumn 2016 – and damage that it caused to some of his lawn
- Gary Ujifasa explained there was a landscaping supplier transition at the time
- Mike Ganz is monitoring the progress of the damaged area in Paul Meyer's lawn and will overseed if necessary
- Mike Ganz stated that a pre-emergent treatment was just applied to all lawns
- Paul Meyer expressed concern regarding the volume of water being dispensed via the sprinkler system in the area abutting Vine Street, as area is frequently saturated
- Mike Ganz will look into options for decreasing the amount of water dispensed in that particular zone

Property Management Report

- Homeowner association dues delinquencies are decreasing
- Carleen reviewed a recent violation involving renter parking – the homeowner confirmed they shared the Rules and Regulation documents with the new renters and the situation should be resolved
- The BOD discussed boat parking issues and their likely return during the summer months
- Kyle Jentzsch advised the BOD to continue to report such issues to the Hudson Police Department as they occur
- Only a handful of Rental/Lease Registrations are outstanding – Carleen Walsh will send “final notice” letters via registered mail to those homeowners
- Adam Cybulski reminded the BOD that the percentage of rental units in an association can affect insurance/loan status
- Roof replacement has launched – Buildings 5, 12 and then 14 will have replacement work completed in 2017

Committee Report

- Currently six committees are listed on the Summer Pines website (summerpines.com) – The BOD would like to define roles for committees, or disband them if unnecessary
- Adam Cybulski and Tina Bohl will draft action item lists for the BOD to review

Rules and Regulations

- Carleen Walsh distributed a first draft of a new Rules and Regulations document consolidating the very similar statements, but not inclusive, documents from 2006 and 2013 currently found on the Summer Pines website
- The BOD will review and send feedback to Carleen Walsh and Adam Cybulski by Monday, May 15

New Business

- No new business

Motion by Adam Cybulski, second by Gary Ujifasa to adjourn

Adjourn