

**SUMMER PINES VILLAS HOMEOWNERS ASSOCIATION
2021 Board of Directors Meeting**

**May 12, 2021 5:00 PM
Virtual Meeting Via Zoom**

Meeting Minutes

A. Roll Call

All Board of Directors (BOD) present

10 in attendance

Chad Nieland (President), Greg Stenger (Treasurer), Gary Ujifusa (Member at Large), Vicki Watson (Member at Large), Tina Bohl (Secretary), Jennifer Sherwin (Kingwood Management); Andrea Edstrom (936 Summer Pines Circle); Shelly Sorenson (710 Evergreen Circle); Catherine Johnson (713 Grandview Way) ; Wade Henry (570 Spruce Drive)

B. Proof of Meeting Notice

Kingwood Management correspondence sent December 30, 2020 and February 10, 2021 / Website events calendar

C. Reading of Minutes of November 11th Meeting

Motion to waive by Greg Stenger; Second – Vicki Watson (Motion Carries) – No meeting held in Q1 2021

D. Homeowner Comments

No homeowner comments

E. Management Report – Kingwood Management

- Spring/summer projects are on track
- 2 homeowner Association fees are in delinquency, but being addressed and paid
- The BOD discussed parking issues that might crop up during the driveway project
- A homeowner had questions regarding lawn repair – BOD will be conducting their Spring Walk soon and lawn issues will be addressed

F. Report of Board of Directors / Officers

- Greg Stenger: Summer Pines financials are current and in order
- Current Reserve \$377,000 – driveway payments are outstanding
- Welcome to new Member at Large, Vicki Watson

G. Reports from Committees

- No current, sitting committees

H. Spring/Summer Projects

- Driveway replacement project under way
- Spring Walk will take place mid-May
- Power washing project has been rescheduled for June 7

J. Unfinished Business

- Chad Nieland, Gary Ujifusa and Vicki Watson will review the current Summer Pines fine matrix and present a proposal for any updates – Proposal will be shared at the July 14th BOD meeting

K. Landscaping / Snow Removal

- Settlement Hill's contract expires in November 2021
- The BOD has received several bids for landscaping (lawn care, etc.) and snow removal
- Chad Nieland suggested meeting with the vendors to review proposals – 30-minute sessions

L. Summer Pines Rentals

- Rental units are increasing
- % of rental units in an association can impact loans by prospective homeowners
- Jennifer Sherwin will present examples of other associations aggressively managing rentals
- A rules committee will be formed to address concerns

M. New Business

No new business

N. Next Meeting

July 14, 2021

O. Adjourn

Motion to adjourn by Greg Stenger; Second - Vicki Watson (Motion Carries)

5:44 p.m.