

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

**July 28, 2021 5:00 PM**

***Meeting Minutes***

**A) Roll Call**

4 in attendance

Greg Stenger (Treasurer); Gary Ujifusa (Member at Large); Vicki Watson (Member at Large); Tina Bohl (Secretary)

**B) Call to Order**

6:14 p.m. meeting was called to order.

**C) Motion for President Role**

Motion to elect Vicki Watson as interim Board President, replacing Chad Nieland: Gary Ujifusa/Second by Greg Stenger. Motion passed.

**D) Adjourn**

6:15 p.m.

**H) Spring/Summer Projects**

- Shrub Replacement (Jennifer Sherwin will connect with Settlement Hill. Project will take place in autumn. Requested timeline.
- Dryer Vent being scheduled soon (budgeted for 2021)
- Structural damage to homes at 620/624 Spruce Drive. Bids have been requested.
- Tree trimming. Three vendors visiting Summer Pines to offer service proposals and offer recommendations for overhanging branches, troubled trees, etc.

**I) Unfinished Business**

- Shrub Replacement (Jennifer Sherwin will connect with Settlement Hill. Project will take place in autumn. Requested timeline.
- Dryer Vent being scheduled soon (budgeted for 2021)
- Structural damage to homes at 620/624 Spruce Drive. Bids have been requested.
- Tree trimming. Three vendors visiting Summer Pines to offer service proposals and offer recommendations for overhanging branches, troubled trees, etc.
- Lawn Service/Snow Removal bids. Motion to table bid review until three bids have been received: Greg Stenger/Second by Vicki Watson. Motion passed.
- Vicki Watson is reviewing and reformatting Rules and regulations.
- Spring Walk: Table discussion for 30-days when meeting regarding lawn/snow vendors: Vicki Watson/Second by Greg Stenger. Motion passed.

**J) New Business**

- Concerns regarding partial walls between patios. Walls are becoming old. Jennifer Sherwin will get proposals for repair, replacement.
- Jennifer Sherwin will request any recommendations for an updated policy from the Summer Pines insurance provider.
- Gary Ujifusa suggested a presentation at the Summer Pines Annual Meeting from Jon Germain, Mortgage Loan Originator with US Bank. Jon can advise on keeping our property values strong, make recommendations, etc. Motion to approve presentation: Gary Ujifusa/Second by Greg Stenger. Motion passed.
- Greg Stenger requested to return the Annual Meeting to in-person rather than virtual (Zoom).

**K) Next Meeting**

- Special meeting to discuss lawn and snow, walk through (approximately August 18)

**L) Adjourn**

Motion to adjourn by Gary Ujifusa/Second by Vicki Watson. Motion passed.  
6:00 p.m.