

Summer Pines - Board of Directors Meeting - February 6, 2018 - 6:00 Pudges

Call to Order

6:00 p.m. by Adam.

Roll Call

Attendees - Adam Cybulski (Board President; Gary Ujifusa and Greg Stenger (Members at Large); Carleen Walsh (Kingwood Management); Steve and Diane Frohlicher (Home Owners)

Proof of Notice of Meeting

- Posted on summerpines.com and sent to board members by Tina Bohl – Secretary

Reading of Minutes of Preceding Meeting

- Approved via email January 2018

Homeowner Participation

- Steve and Diane including possible change to annual meeting date due to public voting conflict. Board agreed to change this date. Also a suggestion to align annual meeting date with previous board protocol. This to avoid holiday conflicts and time of year attendance issues. Board is considering this suggestion.

Property Management Report

- Delinquencies. A motion was made, seconded and passed to change delinquency past due “action point” from a dollar amount to 31 days past due. Chad expressed a consideration remotely that we probably do not want to initiate actions for very small dollar amounts. Legal fees could offset revenue to the association.
- Violations. Discussed in terms of fines and collections. No new motions made on this subject. Board does wish to have a more concise and clear view of what actions are being taken by Kingwood.
- Rental Unit Registration. Kingwood gave a summary of the number of units with probable accurate renter information. The subject of possible changes to our rental policies was also discussed. Board is researching options in this area.
- Spring Walk Thru. Date was proposed and agreed. Our spring walk will be April 18, 2018. This is a Wednesday at 7:30 pm

Committee Reports

- No reports and some discussion on the need for more home owner participation in these groups.

Unfinished Business

- None to report

New Business

- Gary proposed extra services/care for home owners with disabilities. This included discussions of salting, snow removal, access for home owners with disabilities or special needs. The board is continuing to research this subject. Kingwood is also researching and will report back at our next meeting.

Summer Pines Meeting Minutes

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- New 3-hour parking rule. It was moved, seconded and approved to amend our rules to align with 3 hour parking.
- Spring and Fall Letters to the community. There was significant conversation about the best way to communicate with our community. Agreed by all that our website should be the primary communication point.
- Facebook Page. Moved and second to take down this page. Facebook was always intended to be a positive/safe place for homeowners to express good things happening in their lives and in our community. It has instead turned into a negative and at times aggressive

Motion by Adam to adjourn, second by Gary Ujifasa.

Adjourn