

Summer Pines – Board of Directors Meeting – November 7, 2017

Roll Call

Attendees: Adam Cybulski (Board President); Gary Ujifasa (Member at Large); Chad Nieland (Treasurer); Tina Bohl (Secretary); Carleen Walsh (Kingwood Management); Greg Stenger (Member at Large); Mike Ganz (Settlement Hill); 18 Homeowners (roster on file)

Proof of Notice of Meeting

- E-mail notice, Facebook Group notice

Reading of Minutes of Preceding Meeting

- The Summer Pines Board of Directors (BOD) reviewed minutes from August 9, 2017 prior to meeting. Waive reading of the minutes during the meeting. Motion by Adam Cybulski, second by Gary Ujifasa.

Member at Large

On behalf of the Board, Gary Ujifasa thanked Kyle Jentzsch for his years serving the Association as Member at Large and introduced new Member at Large, Greg Stenger.

Lawn Care/Snow Removal – Mike Ganz, Settlement Hill

- Settlement Hill conducted a neighborhood walk-through the week of October 30th
- A list of dead shrubs was compiled
- Goal: Create a reasonable schedule for shrub replacement to bring uniformity to the community
- Shrub pruning was completed early – spring will bring new growth
- Pet Owner Reminder: Pick up pet waste – notices and fines will be issued for noncompliance
- A suggestion was made to consider drought resistant shrubs when replacing

Insurance – John Volgren, Farmers Insurance

- Adam Cybulski introduced the Association insurance representative, John Volgren
- Farmers Insurance saved the Association over \$3800 annually and is providing better coverage
- John shared copies of the Summer Pines Certificate of Insurance
- John reminded homeowners of the benefits of Loss Assessment Coverage – inexpensive policy
- John's Contact Number: (715) 485-3194
- Adam Cybulski reminded homeowners that ice dam damage is not covered by the Association and individual insurance policies would need to be used

Property Management – Carleen Walsh, Kingwood Management

- Review of Management Report
- BuildTec will return in late spring to begin work on roof replacement – phase III (notices will be sent two weeks prior)
- Kinwood completed a reserve study in 2017 which assists in long-term planning
- The Association is on track to meet all 2017 financial obligations
- Emergency funds need to be built back
- Annual 5% Association dues increases will continue through the roofing project to build a healthy reserve
- Tree trimming will take place in the coming weeks – Save-A-Tree

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Financials – Chad Nieland

- Chad recently reviewed the 2017 budget with Kingwood Management
- Positive changes have been made, saving the Association \$40,000+
- The budget is stronger than it has been in recent years
- Collection of unpaid dues has gone from \$30,000 to no significantly delinquent accounts
- Chad created a collection process that Kingwood now follows

2018

- The Board is focused on getting an early spring start to 2018 improvements
- Kingwood will request a bid for a power-washing service to clean all building exteriors of mold/mildew

Secretary Position

- Because a quorum was not reached, a homeowner vote could not be conducted
- The Board voted Tina Bohl's return to position

Adjourn

- Motion to adjourn by Chad Nieland, second by Adam Cybulski