

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

**July 14, 2021 5:00 PM
Virtual Meeting Via Zoom**

Meeting Minutes

A) Roll Call

All Board of Directors (BOD) present
14 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); Adam & Courtney Heitke (813 Grandview Way); Karen Huftel (739 Evergreen Circle), Ryan Becker (719 Grandview Way), Cathy Johnson (713 Grandview Way); Mark Sorensen (710 Evergreen Circle); John Ulman (560 Spruce Drive); Christine Canino (729 Evergreen Circle)

B) Proof of Meeting Notice

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

C) Reading of Preceding Meeting Minutes

Motion to wave reading of the preceding meeting minutes: Gary Ujifusa/Second by Vicki Watson. Motion passed.

D) Homeowner Statements

- Karen contacted Kingwood Management on June 3rd regarding repair to her new driveway asphalt on June 3rd. Supplier came out and looked at drives, made extensive notes. Karen also expressed concerns regarding concrete step damage. Jennifer Sherwin to follow up directly with Karen.
- Ryan Becker expressed concern about the asphalt replacement of his driveway. Jennifer Sherwin to follow up directly with Ryan.
- John Ulman – Asphalt Question about seal coating. Supplier recommends not seal coating for at last one year as the asphalt needs time to cure.
- John Ulman expressed concerns about remaining snowplow lawn damage. Jennifer Sherwin will follow up with Settlement Hill and follow up directly with John.
- Vicki Watson expressed concerns regarding irrigation system. Settlement Hill is adjusting sprinkler heads.

E) Management Report – Kingwood Management

- A couple delinquencies are being watched. One is close to threshold triggering action.
- Kingwood Management has resolved the issue of a vehicle parked in violation on Summer Pines Circle.

F) Report of Board of Directors / Officers

- Greg Stenger: Summer Pines financials are current and in order
- \$140,000 will be paid in August for asphalt driveway project

G) Reports from Committees

- No current, sitting committees

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.