

Summer Pines Homeowner Association

Board of Directors Meeting

May 13, 2020 – 6:00 p.m.

Location: Zoom Meeting (virtual)

AGENDA

- A) Meeting Called to Order
President, Chad Nieland called the meeting to order at 6:00 p.m.
- B) Roll Call
Attendees: Chad Nieland (President); Greg Stenger (Treasurer); Gary Ujifusa (Member at Large); Adam Cybulski (Member at Large); Tina Bohl (Secretary); Heather Amos (Homeowner); Adam Heitke (Homeowner); Rose Minke (Homeowner); John Ulman (Homeowner); David Nett (Homeowner); Jennifer Sherwin (Kingwood Management); Bethany Magba-Kamara (Kingwood Management)
- C) Proof of Meeting Notice
Meeting notice was sent (and posted on SummerPines.com) May 2nd.
- D) Reading of Preceding Meeting Minutes
Meeting minutes from the November 6, 2019 Annual Meeting were previously shared and approved. Waived reading.
- E) Homeowner Statements
- Heather Amos: Expressed concerns regarding bushes in front of unit and requested replacement summer 2020. The Board confirmed the 2020 landscaping budget was approved in the previous meeting (\$20,000). Several bushes will be replaced this summer.
- David Nett: Concerns regarding state of the bushes; several do not look good.
- Also requested replacement of mulch missing from base of trees, etc. The Board confirmed - to maintain mulch color/type uniformity, Settlement Hill will be replacing the mulch throughout the community.
- Rose Minke: Requested trimming a tree currently hanging over patio. The Board will communicate to Settlement Hills that trimming should be addressed.
- John Ulman: Thanks to the Board and Kingwood for everything they are doing and all the time invested. Requested update on roof replacement. The Board confirmed roof replacement was completed summer 2019.
- Also expressed concern regarding condition of many driveways (seal coating deterioration, etc.). The Board understands some driveways need attention now, prior to the full replacement scheduled for 2021. This can be addressed on a unit by unit basis, based on severity.
- Adam Heitke: Expressed concerns regarding the shrubs. Also having difficulty having a random recycling bin picked up from Advance Disposal. Kingwood Management will work with vendor to remove bin.

F) Management Report – Kingwood Management

a. Insurance

Summer Pines insurance renewal will be due in July. Farmers Insurance quote includes approximate 10% increase. Bethany asked if Board would like additional insurance quotes requested. Need to request quotes at least 60 days prior. Adam suggested getting quotes which he will review. Kingwood Management will request bids.

Trees: Two trees were removed behind Building #11 by Stone Pine HOA. There remains a question if the trees were on Summer Pines or Stone Pine property. Kingwood Management feels trees were on Stone Pine property. Summer Pines homeowners are requesting replacement of trees. A property survey was estimated between \$100-500.

\$10,000 was budgeted in 2020 to replace the split rail fence on Summer Pines' eastern border. Bids were received for a replacement cost between \$7,000 - \$10,000. Settlement Hill suggested repairing the existing fence, as only a few rails are broken. Settlement Hill is willing to repair only the broken segments of fence for the cost of materials and \$65/hour labor. Fence purpose is to alert people of the community boundary and the potential risk of drop-off.

Kingwood Management is working with a homeowner to remedy a dropping sidewalk from front steps and sinking sidewalk. It was suggested that this item be reviewed during the spring walk through.

Ash Bore Treatment: Gary spoke to the Hudson city arborist who advised the treatment be applied. The Board agreed, as the cost of replacing trees, should they become infected, would be far more expensive than this preventative measure. Cost should be approximately \$2000 (landscaping budget).

G) Board/Officer Reports

a. Budget Status

Greg: Summer Pines is in good shape and on track. A slight increase swing in a couple areas, but nothing to be concerned about. A little under budget (~\$5000).

b. Delinquency Report

Association fee/fines delinquencies are being kept at bay. One has recently crept up that may need to go to collections. The Board asked to be advised if Kingwood Management sees a trend of homeowners being affected financially during this difficult COVID-19 situation (losing jobs, etc.).

H) Committee Reports

None

I) Review Planned/Budgeted Summer Projects

Fence: (above – requesting estimate from Settlement Hill)

Mulch/Bushes: Mulch being replaced. Spring walk will help with what bushes will be replaced. Requesting an overlay map of what was replaced last year. Kingwood Management will follow up on shrubs. Kingwood Management and Settlement Hill will attend spring walk through.

May 19 – 8:30 a.m. – Entrance on Vine Street (be mindful of social distancing – wear masks)

J) Unfinished Business
None

K) New Business

- a. Spring Walk-Thru – Scheduled for Tuesday, May 19, 2020
- b. Snow Removal – Lawn Repair
Motion to request multiple bids (Settlement Hills end of October – contract expires) –
Motion Gary/Second Adam - Approved
- c. Door painting: Motion to require homeowners repair/repaint front doors during the
summer of 2020. Homeowners will paint themselves or handyman can be scheduled –
deadline end of September (doors that require it) – if homeowner believe their door is
in good shape, send picture to Kingwood Management for waiver approval – Motion
Tina/Second Greg - Approved
- d. Shrub Replacement – Health/Current Status
- e. Suggested Spring/Summer Homeowner Project Newsletter
- f. Emerald ash bore – Motion to move forward with treatment - Motion Greg/Second
Gary - Approved
- g. Insurance bids – requesting bids.
- h. Trees/Mulch: Settlement Hill to replace mulch at earliest convenience - Gary
Motion/Tina Second – Approved
- i. Motion to adjourn – Motion Gary/Second Greg – Approved (adjourn 7:15 p.m.)