

**Summer Pines – Board of Directors Meeting
May 9, 2018**

Call to Order

6:00 p.m.

Roll Call

Adam Cybulski (Board President); Gary Ujifasa (Member at Large); Chad Nieland (Treasurer); Greg Stenger (Member at Large); Tina Bohl (Secretary); Jeff Skogen (Kingwood Management)

Proof of Notice of Meeting

- Website announcement

Reading of Minutes of Preceding Meeting

- The Summer Pines Board of Directors (BOD) reviewed minutes from February 6, 2018 prior to meeting. Waive reading of the minutes during meeting.

Property Management Report

- Delinquencies: The number of Association dues delinquencies remains low, approximately \$4,000. Only two ongoing delinquent units are of concern. Notices have been sent.
- Violations: Jeff Skogen conducts a Summer Pines site visit on a weekly basis. The report created after the spring walk-through will be helpful for record keeping.
- The BOD discussed the significant lawn damage due to snow plowing and pet damage. Settlement Hill will be repairing damage caused by plowing. Notices will be sent to homeowners with pet damage.
- Greg Stenger expressed concern regarding old/dying juniper bushes. Jeff Skogen will investigate and BOD will revisit.
- Adam Cybulski requested the current Settlement Hill shrub planting contract be revised to include specific language. Greg Stenger motion: The BOD will approve up to 64 hours of watering labor. If more is needed, the BOD will reevaluate. Chad Nieland – second. BOD approved.
- The BOD agreed they would not be copied on individual communication pieces from Kingwood Management (violation notices, etc.).

Committee Reports

None

Unfinished Business

- The BOD discussed the ongoing concern regarding the number of rental units, current registration information, and impact of a growing number of rental units.
- Kingwood Management will contact a mortgage expert and gather additional information.
- Chad Nieland will request an estimate for legal advice.
- An audit of Kingwood Management's books and processes is complete. All results are favorable.

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New Business

- The Summer Pines neighborhood spring walk-through was completed on Saturday, May 5th. Adam Cybulski created a summary report and shared with the group.
- It was noted during the walk-through that many gutters (driveway) are missing their downspout elbow and extension pieces. Tina Bohl will post a website Blog addressing this.
- The Summer Pines Facebook page has been retired and homeowners notified. Communication is directed to SummerPines.com website.
- The BOD agreed Kingwood Management should begin power washing Summer Pines buildings, beginning with the north facing walls. A new bid for work will be sent to the BOD.

Motion to Adjourn

Chad Nieland, Gary Ujifasa – second.