

Summerfield Village Homeowners Meeting Minutes

February 26, 2010

Trustees in attendance: Brian Offenbacher, Tracey Timmerman, Bob Ruhlman, Bill Earhart, Dave Shugert, Theresa Olson

Action items:

- Pool key needed at Resident on Lavender
- Copy of Deed Restrictions needed at Resident on Chicory

1. 2009 Annual Meeting Minutes/Approval - Reviewed and Approved

2. 2010 Treasury Review - approved

- 151 total homeowners equates to about \$50,000 in dues each year
- last year 39 homes paid after April 30 (30 day deadline)
- Collection rate for us is 96% compared to industry of 85%
- Petition to have land taxes on common area re-assessed
- Three of five homes have liens (repeat offenders) - currently processing the remaining two for liens

3. Landscaping

- Kept same landscaper from 2009 - Altered Scapes
- We'll be receiving about \$1,200 in free service this year as the front entrance wasn't kept up as well in 2009
- Will spray twice (Spring and mid Summer) for weeds along path

4. Legal Council

- Previous board had stopped using council
- We've re-enlisted but do not have on a retainer - using as needed for liens, etc.
- Council specializes in homeowner associations
- Foresee main costs as being
 - Demand letters for dues - \$50 each and can collect from homeowner
 - Liens - \$160 each and can collect from homeowner

5. Pool update

- Hired new pool company - Poseidon
 - Came with good references
- Will paint pool early Spring (weather permitting) so it can be open for Memorial Day
- Will maintain pool six days per week (Monday thru Saturday)
- Furniture - would like to replace but dollars are a challenge. May move to 2011 agenda and focus on the front entrance to the community this year. Open for ideas
- Also open for ideas on pool access (to prevent non-residents from using). Some ideas:
 - Magnetic card
 - Solid gate (prevent folks from reaching around)
- REMINDER: Children under 16 are not allowed in the pool area without an adult present. This will be enforced more strongly this year - children will be sent home. This is a liability issue for the Association and all residents.

6. Fountain/Waterfall

- Waterfall pump has been ordered and scheduled to be installed once the ground hardens
 - Commercial grade and fits the size of our pond
- Fountain in upper pond will be replaced and include a light (currently runs intermittently)

7. Lighting at front entrance

- Current lighting (bulbs) is not appropriate for front entrance. In the Spring, will have an electrician come out and provide recommendations on how we can improve the front entrance lighting and make the community more inviting

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8. Website/Facebook

- Have hired a company, Unicom, to build and maintain a new website.
 - The cost is \$399 per year.
 - Unicom also does the sites for Oak Creek, Oak Creek East and Prestwick Commons - local connection
 - No passwords/IDs will be necessary. All parts will be accessible
 - Will announce live site via sign at neighborhood entrance
- Facebook - creating a SVHOA facebook page to allow for resident posts

9. Miscellaneous

- Request to get a surveyor to delineate what land is SV and that of the white house at the entrance to the neighborhood. Ensure landscaper is maintaining all appropriate land space.

10. Election of new board member

- Dave Shugert term ending
- Yiam Sumbhanich volunteered and will be Trustee