

**Summerfield Village HOA Trustee Meeting Minutes**  
**Jan. 17, 2007**

Attendees: Dave Shugert, Dennis Davis, May Hanna, Bill Earhart, David Wells, & Andrea Gilsean

1. Walking Path – Attending – Roy Hanna
  - A. Questions about paving the path – Roy Hanna
    1. Why did the cost increase approximately \$20,000 from the original estimate? (Shugert) – Answer – Original estimate was from six months prior and there has been cost increases in the materials.
    2. Please address the negative comments on BBB & Angie’s List. (Wells) – Answer – The Company has not been a member of the BBB as of 2005. The three issues on the BBB were for \$175, \$1,100 & \$2,700. One issue was about a roofing repair. BBB has significant arbitration costs and if the Business owner shows up he “wins” and if not, customer “wins”. Roy indicated he wrote an affidavit, but did not personally show up to dispute the \$175 charge. He did not go into detail regarding the other two instances. Roy indicated he is still on Angie’s List with referrals available. Bill Earhart indicated he had obtained two referrals that had excellent comments.
    3. What would the future maintenance of the path be? (Earhart) Answer – Recommend sealing the path every two to three years at an approximately cost of \$2,200. He indicated each of the three phases would take approximately 3 weeks to prepare and pave weather permitting.
    4. Sections of the path through the woods may require removal of trees and roots, how would this be handled? (Shugert) Answer – Roy indicated a possible solution would be to reroute the path and/or just mulch/gravel that part of the path. Otherwise, the trees would need to be removed by SVHA. He would need no less than 8’ of path for his machine to complete the paving.
    5. In a low-lying area, would water collect and breakdown the paving more quickly? - Answer – We could identify these areas and grade it appropriately to prevent flooding. Roy then went on to identify the paving process as rolling excess dirt, lay gravel and roll, compact asphalt.
  - B. Dave Shugert prepared a memo with various reasons why the path might not be a good plan for SVHA at this time. (see attached memo) A motion was made by Bill Earhart to reverse the decision by the Board to pave the walking path. Dennis Davis seconded this. Unanimous decision, motion carried. This information would be discussed in the Feb. newsletter to homeowners. Dave Shugert to draft the letter and Dennis Davis would prepare the envelopes.

2. Communication: (Davis)
  - Received one email. Homeowner came across information regarding a class action lawsuit regarding the corrugated steel pipes used in many of Dominion's Homes. Andrea Gilsenan to ask her husband (Orange Twp. Firefighter) if he had any additional information on this topic. If confirmed, a notice will be added to the web site and discussed at the annual meeting to inform the homeowners.
  
3. Tree Removal (Davis)
  - Dave Shugert and Dennis Davis met with the homeowner on Trillium about the tree that looked like it might fall and homeowner asked to not cut it down. Therefore, a payment was not made to remove any trees as previously planned. Instead, SVHA will hire an arborist for approximately \$60/tree in the spring to decide the true status of the trees. Dennis will continue to work on this issue.
  
4. Pond Repairs
  - Dave Wells – Repairs will be approximately \$6,000 and he wondered if there was anything else that could be done. Response was no and to wait will only make the problem worse.
  - The contractor will lower the pond and install a permanent retaining wall with footer.
  - The pump will be turned off.
  - The pond will be refilled.
  - Dennis Davis thought we had more than sufficient funds to cover the repairs and suggested breaking down the budget to find the percentage the \$330 annual fee covers for each item in the budget.
  - Bill Earhart made a motion to move ahead with the contract. Beth Scovic seconded the motion and it was unanimously carried. A 50% down payment will be needed.
  
5. Commons Property Rules
  - Deed changes need to be made and will be up to the next Board to make appropriate amendments.
  
6. Use of Lawyer
  - Dave Wells made a motion to use the lawyer and Bill Earhart seconded the motion. Board will determine when and what we will use the lawyer for. The lawyer charges by the hour. Dave Shugert will let the attorney know and have him issue the letter of engagement.

7. Board Nominations:

- David Wells was nominated for President.
- Bill Earhart was nominated for Vice President.

8. Misc.

- Dennis Davis will continue to maintain the web-site.
- Dave Shugert will assist the Board as needed.
- May Hanna will help transition the duties of the Treasurer to Andrea Gilsenan.
- Board will meet on 2/7/07 to prepare for the Annual Meeting. Specifically to discuss the budget. Beth Scovic reserved the room at Orange Twp. Hall and needed a \$50 check for the deposit. Beth Scovic to deliver the check.