

Summerfield Village HOA Trustee Meeting Minutes
April 12, 2007

Attending: All trustees

1. Budget – 24 remaining annual due payments still outstanding. 2nd request payment letter to go out to the affected homeowners during the week of 4/15/07.
2. Pond Wall – Work was completed. D. Wells asked them to fix the damage to the grass due to driving a truck in this area. Payment to be withheld until fixed. Water in the pond is back up to normal level and waterfall will be turned back on.
3. Path – D. Wells indicated we were still waiting on an estimate for the gravel from McCoy. There was a miscommunication, which has caused a delay in the Board receiving the estimate. Expect to have the estimate in the near future.
 - a. D. Wells communicated with Mark Robertson (Orange Twp. Zoning Board) that the Board of Summerfield Village had unanimously voted to approve giving a portion of the path via easement to the Twp. Concern was raised about what if the Township is unable to fund the paving of this portion of the path. Further discussion indicated the need to get plans in writing from the Twp., including installation of trees, signs, etc.
 - b. B. Earhart spoke to the five most affected homeowners of the proposed easement to the Twp., and all were in favor.
4. Legal – D. Wells sent several legal documents to our attorney (Chad Heald) to see if we have to have a majority vote of homeowners to make changes to the deed. Once we have a response from the attorney, we can make decisions regarding the newsletter, update via the web-site changes to the path and the special assessment.
5. Pool – Pool clean-up/painting day set for May 5th at 9 am. If weather is bad, the following weekend on 5/12. D. Wells will sign the pool contract for \$6,500 and Brian to sign as well. A check for 1% must accompany the signed contract. A new filter may need to be purchased soon at an approximate cost of \$600 - \$800. Pool will be open from 5/26 through 9/16. Individuals to inspect pool and buy paint for the fence and lattice.
6. Modification Requests – D. Wells indicated he would like a formal acceptance/rejection letter to be sent to any homeowner's request for modification going forward. B. Scovic to draft letters for the Board's review. A disclaimer will be added that our approval may not be in compliance with Orange Twp.

7. Next Meeting – Set for 5/3/07 and A. Gilsean's home. (2041 Chicory)
Plan to finalize plan for the path and move forward.