

ANNUAL HOMEOWNER MEETING
June 28, 2022

I. CALL TO ORDER

The meeting was called to order at 4:00 p.m. via Zoom.

Owners present were:

- Unit A –Don Angell
- Unit B – Proxy to Joanne
- Unit C – Joanne Wandry
- Unit D – Mike and Kris Ford

Representing Summit Resort Group was Kevin Lovett and David Paradysz

II. PROOF OF NOTICE

Notice of the meeting was sent May 28,2022

III. DETERMINATION OF QUORUM

With all properties represented in person or by proxy a quorum was confirmed.

IV. APPROVE PREVIOUS MEETING MINUTES

Joanne made a motion to approve the minutes of the June 29, 2021 Annual Meeting as presented; Mike seconded, and the motion carried.

V. TREASURER’S/FINANCIAL REPORT

Association financials were reviewed as follows:

December 2021 (2021 fiscal year end) close financials report \$2,484 in the Operating Account.

May 2022 close financials report \$1022 in the Operating Account.

The May 2022 Profit and Loss vs Budget reports \$11,709 of actual expenditures vs \$11,509 of budgeted expenditures.

Dumpster sharing costs with The Summit Yacht Club were discussed. It is possible that this expense will increase. Continuing to use the Summit Yacht Club dumpster is preferred over “individual” trash for each unit as there complications with where to store trash totes for each unit and setting them out for pick up days. Approaching neighboring HOA Chateau Claire for shared dumpster use is an option to explore if needed.

Capital Reserve Plan to include future projects was reviewed and discussed. No Capital expenditures are scheduled for 2022. The major project planned for 2023 is exterior painting.

VI. MANAGING AGENT’S REPORT

The following managing agent report items were discussed:

Completed Items; were reviewed to include:

- routine maintenance items
- flower bed cleanup, planting
- preventative tree treatments
- plumbing backflow device testing, passed (2021)
- ongoing, Orkin pest control (voles)
- Asphalt repairs
- Gutter cleaning and gutter / downspout repairs
- Exterior painting, fascia, and upper deck trim

Future Projects;

- Lilac shrub pruning; The Owners discussed lilac pruning. This is planned to take place after bloom is over. The Owners would like to trim them as much as possible without injuring the shrub.
- scraping/painting underside of front decks; It was noted that the undersides of the front unit decks are in need of scraping and painting. Bids received from professional painting contractors were very high. SRG staff will scrape and paint the undersides of the front decks as time allows this summer.
- Exterior building repaint; The painting of the building exteriors is the next large planned project.

VII. OWNER EDUCATION

Insurance coverages were discussed, primarily focusing on HOA vs. Unit coverage. It was recommended to regularly discuss with your agent for the proper type and amount of coverage needed for individual units.

VIII. OLD BUSINESS

There were no old business items to discuss.

IX. NEW BUSINESS

The following new business item(s) were discussed:

Discussion of Dillon Park Restoration status as well as other town happenings.

X. ELECTION OF DIRECTOR

Mike made a motion to re-appoint Joanne Wandry and Raymond White to the Board of Directors. Don seconded, and the motion carried.

XI. SET NEXT MEETING DATE

The 2023 Annual Meeting will be held on Tuesday June 27th at 4:00 pm.

XII. ADJOURNMENT

With no further business, the meeting adjourned at 4:30 pm.

Approved: _____