

Meeting Minutes

Open Board Meeting for the Summerhill HOA

Date: February 18, 2025

Time: 6:00pm

Meeting called to order by: Pamela Leveque

BOARD IN ATTENDANCE

Anthony Papa, Jelisa Reed, Jessica Steverson, Pamela Leveque, Brittany Hall (virtual)

Meeting called to order at 6:03pm

Events

- 2024 Christmas Celebration was successful.
 - Notes for the future—Hot chocolate and toy station will be at the mailboxes and allot more time for planning.
- Easter holiday planning in progress—Need volunteers.
- Bi-monthly Yard of the Month competition to begin in April 2025.
 - Price money awarded—Amount TBD.
- Social committee is established. We will advertise meetings to plan future events.

Safety

- Loose dogs are a known issue.
 - If you see a loose dog, contact the owner, Animal Control, or the police department's non-emergency number. Animal Control will come to locate and capture animal.
- Kids playing in the street
 - There is no community play area, so remind children to be safe, mindful, and aware of their surroundings.
 - When cars approach, kids should stop playing and move to the side to let cars pass.
 - Cars should slow down, well below the speed limit, when passing children. Be mindful because disabled children are playing in the streets as well.
- School Buses
 - Cars are reported to have continued driving past a school bus while their stop sign was out, which is illegal. The police department has been notified, and they may be more present during bus pick-up and drop-off times around the neighborhood.
- Pool Fences
 - In ground pools vs above ground pools.
 - The board will follow up on what is required by the state.

Assessments (fines/violations)

- If you get a violation and have a family matter/emergency that prevented or prevents you from maintaining your compliance, send an email to hoaofsummerhill@gmail.com. Let the board know the nature of your situation and when you can regain compliance.
- Power washing
 - It is mandatory to maintain the upkeep of your property.
 - The board issued a compliance date of March 31, 2025. Homes that are not complaint on April 1, 2025, will receive a fine of \$25. Fines increase for each assessment of non-compliance.
- Flower beds
 - Keep flower beds neat and free from weeds. Remember to submit an ARC form for any changes. For example, if you want to replace mulch, add rocks, or flowers, you must submit the form. Send ARC forms to hoaofsummerhill@gmail.com for approval.
- The management company sends out an inspector twice a month to check for compliance issues.

Lawn Care

- The current community lawn company contract is under review. The board will take bids and reassess the neighborhood's needs.
 - May need homeowner's approval to access retention ponds for maintenance.
 - Drainage ditches need to be evaluated and/or cleaned out.
 - Lawn company may remove bulk/broken items.
- Spring is approaching. Remember to maintain lawns to avoid assessment fees.

Finances

- The management office filed property liens for delinquent homeowners on December 27, 2024. Those who didn't make payment arrangements had liens filed. The delinquency total is \$15,125.
- The HOA account balance as of this meeting is \$52,877.41.
 - The board reserves funds for one year of expenses, which is approximately \$23,000.

Open Forum

- Bent light poles-Report issues to the number on the pole and include the pole's number for identification.
- Sand accumulates in the cul-de-sacs and creates slipping hazards for kids.
 - The board will follow up on the issue. Either the homeowners are responsible for cleaning up the sand fallout from their lawns, or the board will have to hire a company to sweep the streets.
- Drone Use
 - The homeowner brought up concerns about privacy infractions.
 - The management company will contact legal for the laws on drone use in residential areas.

Open Meeting concluded at 652pm