

# SUMMERWOOD ESTATES HOA

## BOARD MEETING MINUTES

NOVEMBER 18, 2021 8PM

<p><b>David Angerbauer, President</b></p> <p>(801) 856-7480 David.Angerbauer @Dentons.com</p> <p><b>Dain Black, Treasurer</b></p> <p>(801) 792-1508 Dain.black @gmail.com</p> <p><b>Jaime Kendall, Secretary</b></p> <p>(919) 724-32363 jaimeleighkendall @gmail.com</p> <p><b>Bill Richter, Architectural Committee Head</b></p> <p>(801) 301-5263 Richterlandscape @yahoo.com</p>	<p><b>Business Items</b></p> <p>All Board members were in attendance following due notice of the meeting - which was held at the home of David Angerbauer. Bill Richter, Chair of the Architectural Committee, was also invited and attended.</p> <p>The first item of business was to discuss the assignments that were made at the prior formal meeting held on January 7, 2021. Each of those receiving assignments reported on their individual assignments and that the three (3) assignments and action items (all related to the 2021 Annual Meeting) had been completed.</p> <p>The next item of business was a discussion of feedback from the 2021 Annual Meeting, including the member sentiments regarding the need for entryway improvements and potential fee increases. The Board then reviewed outstanding items addressed via informal communications, discussions, meetings and actions regarding ordinary operations, including street lighting and home lighting issues, taken since the last formal meeting.</p> <p>The Board discussed the impact and effects of permanent holiday lighting, including year-round roof lighting, on neighbors and the overall community. The Board noted that most seasonal holiday lighting was used for recognized holidays from October 10<sup>th</sup> through January 15<sup>th</sup> of each year. After a review of the CC&amp;Rs, the Board concluded that the issue is already generally covered by the existing CC&amp;Rs; however, more specific guidelines and rules could be addressed either by (1) the Architectural Committee adopting Architectural Guidelines, including more specific rules and restrictions, or (2) the Board adopting more specific rules and restrictions. The Board further concluded that, in this particular instance, it would pursue the latter option and follow the procedures set forth in Section 3.7 of the CC&amp;Rs pursuant to which notice and an open forum would be provided to members regarding the issue in connection with the 2022 Annual Meeting.</p> <p>The Board then discussed year-end 2021 and the 2022 Annual Meeting items, including potential dates, locations and related matters. The Board noted that due to COVID-19, the anticipated 2021</p>
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	<p>summer/fall members social was not feasible, and the Board discussed adding a social aspect to the 2022 Annual Meeting.</p> <p>Secretary Report - Jaime then presented the minutes of the January 7, 2021 Board Meeting. After review, the minutes were approved.</p> <p>Financial Report – Dain provided the financial report which included a discussion of inflationary pressures on recurring line-item costs and expenses of the HOA. The Board discussed the possibility of increasing fees and noted there had not been an increase in over 10 years. The Board decided to postpone making any decision regarding a fee increase until after a review of the 2021 financial statements. The Board noted there was no need to consider any special assessments at the present time.</p>
	<p><b>Architectural Committee Items</b></p> <p>Bill Richter participated with the Board in the discussion of the street lighting and permanent holiday lighting described above. Bill also discussed various maintenance issues and the HOA Christmas lights.</p>
	<p><b>Assignments</b></p> <ol style="list-style-type: none"><li>1. Dain to prepare 2021 financial statements and 2022 budget.</li><li>2. David to explore renting out Eaglewood for the 2022 Annual Meeting.</li></ol>