

SUMMERWOOD ESTATES HOA

BOARD MEETING MINUTES

AUGUST 4, 2022 8:00 PM

<p>David Angerbauer, President</p> <p>(801) 856-7480 David.Angerbauer @Dentons.com</p> <p>Dain Black, Treasurer</p> <p>(801) 792-1508 Dain.black @gmail.com</p> <p>Jaime Kendall, Secretary</p> <p>(919) 724-32363 jaimeleighkendall @gmail.com</p> <p>Bill Richter, Architectural Committee Head</p> <p>(801) 301-5263 Richterlandscape @yahoo.com</p>	<p>Business Items</p> <p>All Board members, other than Dain Black, were in attendance following due notice of the meeting. Dain Black was excused. The meeting was held at the home of David Angerbauer. Grant Bailey, a member of the Architectural Committee, was also invited and attended in place of Bill Richter.</p> <p>The first item of business was to discuss the assignments that were made at the prior formal meeting held on March 30, 2022. It was reported that all three (3) assignments and action items undertaken by each Board member (all relating to the 2022 Annual Meeting) had been completed. The Board also noted their informal communications and actions regarding certain HOA operations taken since the last formal meeting.</p> <p>The next item of business was a review and report on the 2022 Annual Meeting of the Members. The minutes of the meeting were reviewed and approved.</p> <p>The next topic of discussion was a review of the recent on-site inspection of all HOA properties conducted by Dain Black and David Angerbauer, as previously discussed with Bill Richter, coupled with Bill's inspection of all HOA properties. The Board and Grant Bailey discussed efforts being undertaken to bring various property owners into compliance with the CC&Rs and future next steps if the non-compliance continues.</p> <p>The next item of business was a discussion and consideration of prospective rules regarding the use of permanent holiday lighting and similar year-round residential lighting. The Board reviewed and evaluated the discussion held during the open forum by the members at the Annual Meeting. The Board also noted that the officers and members of the Architectural Committee had talked with several other members following the Annual Meeting to obtain their input. The Board discussed the impact and effects of permanent holiday lighting, including year-round lighting, on members and the overall neighborhood. A concerned member, Robin Oberg, was invited to this portion of the meeting and shared her thoughts and recommendations. After further discussion of various options and</p>
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	<p>issues, the Board agreed to adopt and begin drafting specific rules.</p> <p>Secretary Report – As noted above, the minutes of the 2022 Annual Meeting of Members were reviewed and approved. The minutes of the prior formal Board meeting held on March 30, 2022 were also reviewed and approved.</p> <p>Financial Report – No financial report was made at the meeting. The Board noted, however, there was no need to consider any special assessments at the present time.</p>
	<p>Architectural Committee Items</p> <p>As noted above, Grant Bailey will coordinate with Bill Richter regarding the CC&R compliance items discussed at the meeting.</p>
	<p>Assignments</p> <ol style="list-style-type: none">1. David to prepare a draft of the home lighting rules consistent with the Board consideration and discussion.2. Jaime to prepare minutes of the August 4, 2022 Board meeting for review and consideration at the next meeting.3. Grant to coordinate with Bill Richter on property inspections and compliance efforts under the CC&Rs.