

# SUMMERWOOD ESTATES HOA

## BOARD MEETING MINUTES

NOVEMBER 3, 2022 8:00 PM

**David Angerbauer,  
President**

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**Bill Richter,  
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Committee Head**

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**Business Items**

All Board members were in attendance following due notice of the meeting. The meeting was held at the home of David Angerbauer. Bill Richter, Chair of the Architectural Committee, and Grant Bailey, a member of the Architectural Committee, were also invited and attended.

The first item of business was to discuss the assignments that were made at the prior formal meeting held on August 4, 2022. It was reported that all the assignments and action items undertaken by each Board member and Grant Bailey had been completed. The Board also noted their informal communications and actions regarding certain HOA operations taken since the August 4<sup>th</sup> meeting, including certain member property compliance efforts.

The next topic of discussion was a review and discussion of the proposed specific rules regarding the use of permanent holiday lighting and similar year-round residential lighting. The Board noted the open forum of discussion and extensive input from members that had been obtained at the Annual Meeting of the Members held on May 12, 2022 and in various subsequent conversations over the past six months.

The Board discussed in detail the following:

- Home Lighting Rules
- Notice Letter to HOA Members regarding the Home Lighting Rules
- Supplement to the CC&Rs

After further discussion, the Board concluded that the proposed Home Lighting Rules represented the input and desires of the vast majority of the members. The Board also concluded the rules were in the best interests of the HOA and all members, and on this basis, **APPROVED** the Home Lighting Rules. The Board also **APPROVED** the Notice Letter to HOA Members regarding the Home Lighting Rules and the Supplement to the CC&Rs.

The Board then discussed year-end 2022 and the 2023 Annual

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	<p>Meeting items, including potential dates, locations and related matters, including the need to recruit new Board members and officers of the HOA.</p> <p>Secretary Report – The minutes of the August 4, 2022 Meeting of the Board were 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><b>Architectural Committee Items</b></p> <p>Bill Richter and Grant Bailey provided an update and discussion regarding the outstanding CC&amp;R compliance items and other maintenance issues. Bill also discussed the HOA Christmas lights and efforts to replace and update such lights.</p>
	<p><b>Assignments</b></p> <ol style="list-style-type: none"><li>1. Dain to prepare 2022 financial statements and 2023 budget.</li><li>2. David to explore renting out Eaglewood for the 2023 Annual Meeting.</li><li>3. Jaime to prepare minutes of the November 3, 2022 Board Meeting.</li></ol>