

Summerfield Townhouse HOA #3 Board Meeting Minutes

April 19, 2023

The meeting was called to order by President Kip Phelps at 1:03 PM.

Board members present: Kip Phelps, President; John Trant, Vice President; Sue Lorain, Secretary; JJ Gattuccio, Treasurer; Gene Knutson, Director at Large; Rusty Debord, Director of Landscape; Bob Cline, Director of Maintenance

Some homeowners were in attendance.

JJ moved and Gene seconded a motion to approve the minutes of February 15, 2023, as written.

President's Report:

President Kip noticed that email lists sent from various board members are emailed to a different number of email addresses. The issue was quickly resolved.

Kip also said he has received a communication from a homeowner who had an idea for a garage sale. The letter was given to the Social Committee for further review.

Vice President Report: Nothing to report.

Treasurer's Report:

JJ gave the Summerfield HOA 3 March financial report. (See attached).

Maintenance Report:

Kip made a follow-up report for maintenance, stating that Lou's Painting has completed the vinyl touch-up work. The downspouts for the two-story units have been installed.

Bob resumed the maintenance report by declaring that most of the gutters have been cleaned. A home that has had solar panels installed has a leaking roof. The homeowner is responsible for repairs since the original roof has been altered. (Bylaws 7.2.4).

Landscape Report:

Rusty summarized the salient points from the second Landscape Committee meeting. Rusty is in the process of getting bids and information from three companies for replacing and/or upgrading the water system. Rusty highlighted the terms of two estimates and will get a third estimate. Rusty emphasized that the HOA

membership needs all the information, and an opportunity to discuss, ask questions, and ultimately vote on a proposal.

Rusty reiterated that if a homeowner has a landscape concern to reach out to her directly.

A short discussion with a variety of landscaping topics ensued.

Social Committee Report:

Colleen Pompel reported that Pizza and Trivia Night is on April 26, at 5:00, in the Card Room. She encouraged residents to sign up, and continued by saying that people are welcome to invite friends.

Old Business:

Kip referred to the March 15, 2023, minutes which said, "Kip and Sue volunteered to revise the letter for a membership on the waiving of the requirement for a yearly review/audit of our books." Subsequent to a homeowner's communication, Kip brought up for discussion the idea once again. After thoughtful discussion, Sue Lorain moved to send via USPS mail a ballot to each HOA 3 residence asking for a vote on whether or not they would like a review of the 2022 books at an estimated cost of about \$3000. Rusty Debord seconded the motion. Motion passed unanimously.

New Business:

JJ reported that the money from WA Fed Bank had been moved to an account at US Bank. There were some snafus in the protocols that US Bank follows that were unsatisfactory for HOA business. The money was transferred back to WA Fed and the US Bank account was closed.

Comments or questions from the visitors.

Meeting was adjourned at 1:56 p.m.

Respectfully submitted,

Sue Lorain,

Secretary

The next HOA 3 Board meeting will be May 17, 2023, 1:00, in the Boardroom at the Clubhouse

ATTACHMENT: MARCH 2023 FINANCIALS