

SUMMIT PARK COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 3, 2017

The Regular Meeting of the Board of Directors of the Summit Park Community Association was held on Tuesday, January 3, 2017, in the Association's Clubhouse. The President, Mark Cartwright, called the Meeting to order at 6:00 p.m.

CALL TO
ORDER

Directors Present: Nick Becker
 Mark Cartwright
 Kevin Fuller

Directors Absent: Sean Bell
 Iku Sorida

Representing Cardinal: Theresa Hirschman, CMCA, AMS, PCAM

Others Present: Maryanne Hurley, StoneKastle

As there were no owners present who wished to address the Board, the Homeowner Forum was not held.

H/O FORUM

A Motion was duly made, seconded, and unanimously carried to approve the Regular Meeting Minutes from December 5, 2016, and the Executive Session from December 5, 2016, as written. Cardinal was requested to post the "Draft" Minutes to the website.

APPROVAL OF
MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the November 2016 Financial Statements as presented, subject to audit.

FINANCIAL
STATEMENTS

The Directors reviewed the current aging report. No action was required.

AGING REPORT

The Directors reviewed the collection status report. No action was required.

COLLECTION
REPORT

A Motion was duly made, seconded, and unanimously carried to lien the owner with account #SP-0038-0243-01.

LIEN

Cardinal was requested to send approval to Association Reserves to perform the 2018 Reserve Study.

RESERVE
STUDY

The Directors reviewed the rate increase from West One Janitorial. Cardinal was requested to send West One Janitorial a letter informing them that the Association was considering changing companies, and that they request the best available price, lower than the quote received.

JANITORIAL
INCREASE

The Directors tabled review of the draft insurance correspondence. Cardinal was requested to follow up with the Association's attorney.

DRAFT INS.
CORR.

The Directors discussed the proposal to fix the bench in the women's restroom. A

WOMEN'S

Motion was duly made, seconded, and unanimously carried to fix the wall and reattach the bench in the women's restroom only. Cardinal was requested to inform the vendor of the Board's decision.

RESTROOM

The Directors reviewed the proposal from West One Janitorial. A Motion was duly made, seconded, and unanimously carried to approve the proposal from West One Janitorial to power wash the restrooms at a cost of \$395.00. Cardinal was requested to inform the vendor of the Board's decision.

POWER WASH
RESTROOMS

The Directors tabled the Master Care proposal to install the gym flooring to the next Board Meeting.

GYM
FLOORING

A Motion was duly made, seconded, and unanimously carried to deny Cardinal Property Management's Inspector of Elections proposal.

INSPECTOR OF
ELECTIONS

A Motion was duly made, seconded, and unanimously carried to ratify the proposal from Vinco Construction to replace utility doors at a cost of \$4,685.00, to be charged to reserves. As the work had already been performed, Cardinal was requested to forward the signed copy of the proposal to the vendor for their records.

RATIFY VINCO
CONST.
UTILITY
DOORS

A Motion was duly made, seconded, and unanimously carried to ratify the proposal from Vinco Construction to replace utility doors at a cost of \$1,595.00, to be charges to reserves. As the work had already been performed, Cardinal was requested to forward the signed copy of the proposal to the vendor for their records and recommend a utility door that was self-shutting. Also, request a utility door that was stronger.

RATIFY VINCO
CONST.
UTILITY DOOR

The Directors reviewed the proposal from Accurate Termite. A Motion was duly made, seconded, and unanimously carried to approve the Accurate Termite proposal for annual pest control at a cost of \$13,550.00, to be charged to reserves. Cardinal was requested to inform the vendor of the Board's decision.

TERMITE
CONTRACT

The Directors reviewed the proposal from CPR Construction. A Motion was duly made, seconded, and unanimously carried to approve the CPR Construction proposal to install a new garage door at 8429 E. Teton Court at a cost of \$871.00, to be charged to reserves. Cardinal was requested to inform the vendor of the Board's decision.

CPR CONST.
GARAGE DOOR

The Directors reviewed the proposal from Las Flores Landscape. A Motion was duly made, seconded, and unanimously carried to approve the Las Flores Landscape proposal to remove the dying pine tree at the club house at a cost of \$800.00. Cardinal was requested to inform the vendor of the Board's decision.

LAS FLORES
LANDSCAPE
TREE
REMOVAL

The Directors reviewed and tabled the proposal from Vinco Construction regarding the Restroom remodel. Cardinal was directed to request Vinco Construction revise their proposal and add anti-slip flooring.

RESTROOM
REMODEL

The Directors reviewed the appeal correspondence from the owner with account

#SP-0038-0028-

#SP-0038-0028-01. A Motion was duly made, seconded, and unanimously carried to deny the towing reimbursement. Cardinal was requested to inform the owner of the Board's decision.

01

The Directors reviewed the correspondence from the owner with account #SP-0038-0043-04. A Motion was duly made, seconded, and unanimously carried to deny the previously assessed fine reimbursement. Cardinal was requested to inform the owner of the Board's decision.

#SP-0038-0043-01

The Directors reviewed the correspondence from the owner with account #SP-0038-0076-05. A Motion was duly made, seconded, and unanimously carried to approve the safe list request. Cardinal was requested to inform the owner of the Board's decision.

#SP-0038-0076-05

There being no further business, the Meeting was adjourned at 6:42 p.m.

ADJOURN

Submitted by: Lisa Bryce, Account Manager

SUBMIT

ATTEST:

ATTEST



Nick Becker, Treasurer

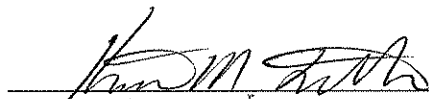


Date

SECRETARY CERTIFICATION

CERTIFICATE

I, Kevin Fuller, the appointed Secretary of the Summit Park Community Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the Summit Park Community Association Board of Directors Meeting held January 3, 2017, as approved by the Board Members in attendance of the Meeting.



Kevin Fuller, Secretary



Date