

SUMMIT PARK COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 5, 2015

The Regular Meeting of the Board of Directors of the Summit Park Community Association was held on Monday, January 5, 2015, 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
Iku Sorida

Directors Absent: Sean Bell

Representing Cardinal: Maryanne Hurley-Cicconi,
CCAM, CMCA, AMS

Others Present: Marshall and Teresa Navis
Erin Rettig
Sean Williams (Williams Total Construction)

It was reported that the Directors had met in an Executive Session prior to the Meeting to discuss a legal matter, review a legal opinion regarding parking permits, and approve Minutes.

EXECUTIVE
SESSION

Cardinal was directed to follow up on the proposal request to Hickey and Petchul to revise the current CC&R's.

HICKEY AND
PETCHUL

Mark Cartwright opened the Homeowner Forum. As there were no homeowners present who wished to address the Board, the Homeowner Forum was closed.

H/O FORUM

The Hearing was held for the owner of account #SP-0038-0158-01 for causing a noise disturbance to the surrounding neighbors. The owner and tenant were present and reported that they were having problems with the neighbor who was sensitive to children making noise and that one of the tenant's children was hard of hearing thereby causing the mother to talk louder than normal. The owner stated that the tenant would keep the noise level down. Cardinal was directed to inform the neighbor to contact the police department or the Association's patrol company next time they had a disturbance. Cardinal was directed to leave the violation open and impose no fine at this time.

ACCOUNT #SP-
0038-0158-01

A Motion was duly made, seconded, and unanimously carried to approve the December 8, 2014, Regular Meeting Minutes as submitted.

APPROVAL
OF MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the November 2014 Financial Statement as presented, subject to audit.

FINANCIAL
STATEMENT

There was no action required on the current aging report.

AGING REPORT

There was no action required on the collection status reports.

COLLECTION
REPORTS
LAS FLORES
LANDSCAPE

Cardinal was directed to issue a work order to Las Flores Landscape to add D.G. to the trails behind the community as they were rutted a foot deep and to maintain the landscaping along the trails as it was overgrown.

Cardinal was directed to send a letter Caliber Paving requesting they clarify on their proposal, whether or not the resurface areas were one or eleven areas.

CALIBER
PAVING

The Directors tabled the street re-slurry proposals.

STREET
REPAIRS
STREET
PROPOSALS

Cardinal was directed to obtain one additional proposal to re-slurry the streets using the specifications provided by Quickel Paving.

The Directors tabled the proposals for the local termite treatment.

TERMITE
TREATMENT
DICK'S LOCK
AND SAFE

Cardinal was directed to notify Dick's Lock and Safe to change the recreation center and pool locks on February 1, 2015 and to bring the keys to Cardinal for disbursement.

Cardinal was directed to send a letter to all unit owners informing them that the pool and recreation center keys would be changed on February 1, 2015 and that they needed to go to Cardinal to pick up one new pool key and one new pool green tag. In addition, when picking up the new pool key and pool tag at the Cardinal office, they needed to provide proof of residence in the form of two identifications, a driver's license or ID card, and either utility bill or vehicle registration with their current address on it. If a unit owner could not pick up the key and the unit was a rental, the tenant could pick up the key for the owner providing they bring a notarized letter signed by the owner giving the tenant permission to pick up the key and pool tag with the proper identification. Each unit is allowed one key. If the key is lost in the future, the replacement charge would be \$50.00. Cardinal was directed to make a key log with the new key numbers and pool tags for tracking purposes.

NEW
POOL KEYS

The Directors tabled the proposals for the on-site patrol officer. Cardinal was directed to send a letter to Courtesy Patrol and Nordic Security requesting they revise their proposals to include an on-site patrol officer for Fridays, Saturdays and Sundays from 10:00 p.m. to 2:00 a.m. and vehicle patrol twice a night on the remaining week days.

PATROL
PROPSOALS

Sean Williams of Williams Total Construction was present to discuss the shutter replacement project. The Directors requested that Mr. Williams provide a proposal to replace the shutters that were in the worst condition on phase one and phase two of the property to match phase three and to use wood. In addition, the Directors asked that Mr. Williams look into replacing the shutters with fiberglass that could be painted. Maryanne Hurley-Cicconi disclosed that she had been friends with Mr. Williams for many years previously and there was no financial interest between her and Mr.

WILLIAMS
TOTAL
CONSTN.

Williams.

The Directors tabled the proposal from Vinco Constructing for the shutter replacement.

VINCO
CONSTN.

Cardinal was directed to issue a work order to CPR Construction to inspect the patio and foundation at 938 Austin as the owner reported that the foundation was cracking in the front porch area causing water to intrude to the interior of the unit. Cardinal was directed to inform CPR Construction that the front patio slab at the area near the front door entrance and sliding glass door had a post tension cable imbedded in the foundation and to be on alert. Cardinal was directed to notify the owner that CPR Construction would be evaluating the front patio slab and would provide their findings and recommendations on the complaint that the foundation was failing.

CPR
CONSTN.

There being no further business, the Meeting was adjourned at 6:45 p.m.

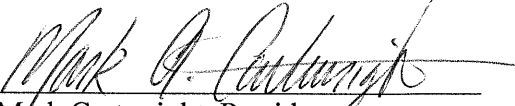
ADJOURN

Submitted by: Maryanne Hurley-Cicconi, CMCA, AMS, Account Manager

SUBMITTED

ATTEST:

ATTEST



Mark Cartwright, President

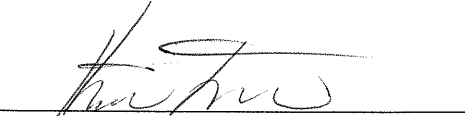
02-02-2015

Date

SECRETARY CERTIFICATION

SECRETARY
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 5, 2015, as approved by the Board Members in attendance of the Meeting.



Kevin Fuller, Secretary

2-5-15

Date