

SUMMIT PARK COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 2, 2015

The Regular Meeting of the Board of Directors of the Summit Park Community Association was held on Monday, February 2, 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
 Sean Bell
 Mark Cartwright
 Kevin Fuller
 Iku Sorida

Directors Absent: None

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

Others Present: Mark Patterson
 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

Mark Cartwright opened the Homeowner Forum.

H/O FORUM

The owner of 8434 Teton Court was present to inquire on what type of new pool keys were being used and if they could be duplicated. The Directors informed the owner that the new pool keys were made by Scorpion Keys and you could not duplicate them as only the locksmith had the template to make the special keys.

8434 TETON
COURT

The Homeowner Forum was closed.

H/O FORUM

A Motion was duly made, seconded, and unanimously carried to approve the January 2015, Regular Meeting Minutes as submitted.

APPROVAL
OF MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the December 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
CD RATES

Cardinal was directed to obtain certificate of deposit rates from ING., and Ally Bank.

A Motion was duly made, seconded, and unanimously carried to approve the payment plan extension request from the owner of account #SP-0038-0259-01 as it is currently planned. A Motion was duly made, seconded, and unanimously carried to remove all late charges and interest on the account.

PAYMENT
PLAN
ACCOUNT #SP-
0038-0259-01

Cardinal was directed to send a letter to Las Flores Landscape requesting they provide the Directors with options for more efficient irrigation heads and upgrades in the system, to add additional color to the planter areas and to remove hedges and install drought tolerant plant material.

LAS FLORES
LANDSCAPE

A Motion was duly made, seconded, and unanimously carried to approve the CPR Construction to inspect the cracking foundation at 938 Austin Way at a cost not to exceed \$1,398.00, to be charged to operating. Cardinal was directed to request that CPR Construction also inspect the neighboring patios for any foundation cracks and report them back to Cardinal.

938 AUSTIN
WAY

The Directors reviewed the correspondence from Las Flores Landscape regarding the turf rebate. There was no action required.

TURF REBATE

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 and to repair the stucco damage on the units.

SHUTTER
REPAIRS

The Directors tabled the street re-slurry proposals.

STREET
REPAIRS
TERMITE
TREATMENT

A Motion was duly made, seconded, and unanimously carried to approve the proposal from Quantum Termite for the exterior local treatment on the units at a counter offer cost of \$12,125.00, to be charged to operating.

The Directors tabled the proposals for the on-site patrol officer.

PATROL
PROPSOALS
NORDIC
SECURITY
SERVICES

Cardinal was requested to send a letter to Nordic Security informing them that the Association would only like an onsite patrol officer for four hours on Friday, Saturday, Sunday nights and all holidays, and request them to revise their current 6 hour onsite patrol officer proposal to meet the Association's request.

The Directors reviewed the correspondence from the owner of 8476 Durango regarding the common area usage and loud parties. The Directors noted the complaint and there was no action required as the address of the party participants was not known.

8476 DURANGO

The Directors tabled the Fontaine Weatherproofing roof vent proposal for the pool pump room.

POOL PUMP
ROOM

Cardinal was directed to obtain a proposal from CPR Construction to install a Solatube vent or an attic electric fan inside the pool pump room up high on the side of

CPR

the wall to ventilate the room.

There was no action required on the educational course.

There being no further business, the Meeting was adjourned at 7:00 p.m.

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

ATTEST:

Mark Cartwright, President

Date

SECRETARY CERTIFICATION

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 February 2, 2015, as approved by the Board Members in attendance of the Meeting.

Kevin Fuller, Secretary

Date

EDUCATION

ADJOURN

SUBMITTED

ATTEST

SECRETARY
CERTIFICATE