SUMMIT PARK COMMUNITY ASSOCIATION MEETING OF THE BOARD OF DIRECTORS MARCH 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,

PCAM, CMCA, AMS

Others Present: None

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

EXECUTIVE SESSION

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

A Motion was duly made, seconded, and unanimously carried to approve the February 2, 2015, Regular Meeting Minutes as submitted.

APPROVAL OF MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the January 2015 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 INVEST.

Cardinal was directed to re-invest and ladder the matured certificates of deposit into 6, 9, and 12 month certificates of deposit with Morgan Stanley.

LAS FLORES LANDSCAPE #5969

A Motion was duly made, seconded, and unanimously carried to approve proposal #5969 from Las Flores Landscape to install a root barrier at the common area tree near 8432 Arrowhead at a cost not to exceed \$270.00, to be charged to operating.

LAS FLORES LANDSCAPE #5966

Cardinal was directed to send a letter to Las Flores Landscape requesting they revise proposal #5966 to include 5 or 7 gallon plants, and provide different types of plants that would be less aggressive such as drought tolerant plants, dwarf agapanthus and types of shrubs as the water main pipes were located just beneath where the plants

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need to be installed.

Cardinal was directed put together a Home Improvement event for the homeowners at the Association to be held in April, May, or June d to include home improvement vendors, the rental of a party tent, a taco service, and a bounce house.

HOME IMPRVMNT. EVENT

Cardinal was directed to follow up on the proposal request to Las Flores for the irrigation upgrades.

LAS FLORES LANDSCAPE

Cardinal was directed to issue a work order to Las Flores Landscape to remove all the ivy in the community, especially on Teton and Ogden, and replace the ivy with rosemary and other matching plants. Cardinal was directed to include in the work order for Las Flores Landscape to provide a cost if an additional crew would be brought onsite to complete the work.

LAS FLORES LANDSCAPE WORK ORDER

Cardinal was directed to issue a work order to Las Flores Landscape to fill in the bare areas with podocarps plants in front of the fences on Teton.

LAS FLORES LANDSCAPE

Cardinal was directed to issue a work order to Las Flores Landscape to check all irrigation in the community, provide pictures showing and a written report attesting that all areas have been checked for overspray onto the streets and buildings, as the Association was preparing to re-slurry the streets.

LAS FLORES LANDSCAPE

A Motion was duly made, seconded, and unanimously carried to approve the Quickel Paving proposal to re-slurry the community streets at a cost not to exceed \$25,000.00, with the stipulation that the streets are done in sections and completed no later than April 30, 2015. The cost to be charged to reserves.

QUICKEL PAVING

A Motion was duly made, seconded, and unanimously carried to approve the CPR Construction proposal #15736 to install the electric attic fan in the pool pump room at a cost not to exceed \$400.00, with the stipulation that they paint the drywall at an additional cost to be determined.

CPR CONST. #15736

Cardinal was directed to obtain a proposal from Vinco to replace the pool pump room doors.

VINCO

Cardinal was directed to inform Nordic Security Services that their patrol crew needs to walk the property by foot more often and check the pool area, be more aggressive on applying the parking rules and patrol all the streets in the community.

NORDIC SECURITY SERVICES

The Directors denied the proposals for the on-site night patrol watchman.

NIGHT WATCHMAN DRYER VENTS

There was no action required on the dryer vent and condensation line cleaning.

CLUBHOUSE IMPRVMNTS.

Kevin Fuller volunteered to obtain proposals for a new clubhouse kitchen cabinet.

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A Motion was duly made, seconded, and unanimously carried to approve the request from the owner of 8303 E. Arrowhead to remove the shrubs around the property and replace them with plants that match those from across the sidewalk. Cardinal was directed to notify the unit owner of the Directors decision.

8303 ARROWHEAD

Cardinal was directed to issue a work order to Las Flores Landscape to remove the shrubs around the property and replace them with plants that match those from across the sidewalk. LAS FLORES LANDSCAPE WORK ORDER

A Motion was duly made, seconded, and unanimously carried to create a Website Committee.

WEBSITE COMMITTEE

A Motion was duly made, seconded, and unanimously carried to appoint Nick Becker as the Website Committee Chair.

WEBSITE COMMITTEE CHAIR APPOINT WEBSITE COMMITTEE

A Motion was duly made, seconded, and unanimously carried to approve the request from the owner of 948 S. Austin and appoint Katherine Moncrief to the Website Committee.

CAPS NEW WEBSITE SERVICE

A Motion was duly made, seconded, and unanimously carried to approve the proposal from CAPS to create and maintain a website for the Association at an annual cost not to exceed \$35.00, with the stipulation that they provide a quarterly report of how many hits the website has. Cardinal was directed to provide Committee Chair, Nick Becker, with the contact information for CAPS to start building the website page. Cardinal was directed to send Nick Becker links to other websites for ideas.

SPEED SIGNS

Cardinal was directed to order two speed limit signs stating "15 mph" on them in white with black writing and black sign poles. After the signs have been obtained, Cardinal was directed to issue a work order to CPR Construction to install one at each entrance.

CPR CONST. #15748

A Motion was duly made, seconded, and unanimously carried to approve the CPR Construction proposal #15748 to repair the raised concrete walkway panels at 947 Appaloosa Way at a cost not to exceed \$448.00, to be charged to reserves

CID INSURANCE

A Motion was duly made, seconded, and unanimously carried to approve the CID Insurance renewal for the Fidelity Bond at an annual cost not to exceed \$1,738.00, to be charged to operating.

SCOTT ENGLISH PLUMBING WATER HEATER RFPS.

The Directors tabled the proposal from Scott English Plumbing to replace the pool pump room water heater and base.

Cardinal was directed to obtain a proposal from Owen Plumbing and ServPro to replace the 40 gallon water heater and base that it sits on.

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Cardinal was directed to send a reminder to all residents to pick up after the pets while walking in the community and that it is against the County of Orange Municipal Code, Section 4-1-50, Dogs to be curbed, if they do not.	SPECIAL MAILING
Cardinal was directed to put the parking permit application for 896 Yellowstone on the next Agenda for discussion as the owners garage was full of items and was not being used for vehicles.	896 YELLOW- STONE
There was no action required on the Cardinal address change announcement or Annual Disclosure.	CARDINAL
There being no further business, the Meeting was adjourned at 6:45 p.m.	
Submitted by: Maryanne Hurley-Cicconi, CMCA, AMS, Account Manager	ADJOURN
ATTEST:	SUBMITTED
THILDI.	ATTEST
Mark Cartwright, President 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 March 2, 2015, as approved by the Board Members in attendance of the Meeting.	SECRETARY CERTIFICATE
Kevin Fuller, Secretary Date	