

SUMMIT PARK COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 7, 2016

The Regular Meeting of the Board of Directors of the Summit Park Community Association was held on Monday, March 7, 2016, in the Association's Clubhouse. The President, Mark Cartwright, called the Meeting to order at 6:04 p.m.

CALL TO
ORDER

Directors Present: Nick Becker
Sean Bell
Mark Cartwright
Iku Sorida

Directors Absent: Kevin Fuller

Representing Cardinal: Lisa Bryce, Account Manager
Farrah Esquer, CMCA, AMS, PCAM

Others Present: Kristen Alonzo
Wayne Spurlock, Nordic Security

The President, Mark Cartwright, opened the Homeowner Forum.

H/O FORUM

The owner with account #SP-0038-0094-01 was present to discuss their current parking situation, the letter they received regarding a noise nuisance, and the crack in her bedroom closet. A Motion was duly made, seconded, and unanimously carried to deny their request for a parking permit due to being in collection status. Cardinal was requested to issue a work order to Fontaine Weatherproofing to look at the roof. Cardinal was requested to issue a work order to MasterCare to look at the crack in the closet. Cardinal was requested to inform the homeowner of the Board's decision, and explain that when they were current, the parking permit would be issued.

#SP-0038-0094-
01

The owner with account #SP-0038-0119-04 was present to discuss their current parking situation. Cardinal was requested to safe list their vehicles until next month's Board Meeting and request that all paperwork for the parking decal be updated.

#SP-0038-0119-
04

As there were no other owners present who wished to address the Board, the Homeowner Forum was closed.

H/O FORUM
CLOSED

A Motion was duly made, seconded, and unanimously carried to approve the February 1, 2016 Regular Meeting Minutes as presented.

MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the January 2016 Financial Statements as presented, subject to audit. Cardinal was requested to inquire with Premier Painting what the remaining balance owed for the painting project is. Cardinal was directed to request from Morgan Stanley what the options are for the balance that is \$412,708.48.

FINANCIALS

<p>The Directors reviewed the current aging report. No action was required.</p>	<p>CURRENT AGING NORDIC SECURITY</p>
<p>Wayne Spurlock from Nordic Security was present to discuss the ongoing parking issue. The Directors tabled Nordic Security's proposal for a premier parking program until June 2016 Board Meeting.</p>	<p>NORDIC SECURITY POOL SECURITY</p>
<p>The Directors discussed Nordic Security's proposal for onsite summer pool security. A Motion was duly made, seconded, and unanimously carried to approve Option 2, five days a week, with the hours of Thursday, Sunday, Monday from 3:00 p.m. -11:00 p.m., and Friday and Saturday from 4:00 p.m. – 12:00 p.m. With the security starting the Thursday before Memorial Day weekend. Cardinal was directed to inform the vendor of the Board's decision.</p>	<p>#SP-0038-0016-07</p>
<p>The Directors reviewed the correspondence from the owner with account #SP-0038-0016-07 requesting the waiver of late fees. A Motion was duly made, seconded, and unanimously carried to approve the waiver of late fees. Cardinal was requested to inform the owners of the Board's decision.</p>	<p>#SP-0038-0135-02</p>
<p>The Directors reviewed the correspondence from the owner with account #SP-0038-0135-02 requesting the replacement of patio furniture that broke when moved by the painting company. A Motion was duly made, seconded, and unanimously carried to approve the replacement of the glass only. Cardinal was requested to issue a work order to have the glass replaced. Cardinal was requested to inform the owner of the Board's decision.</p>	<p>K&S</p>
<p>The Directors discussed the proposals from K&S for the replacement legs of the table by the pool. A Motion was duly made, seconded, and unanimously carried to approve Option 1, with only replacing two square table legs and two round table legs. Cardinal was requested to inform the vendor of the Board's decision.</p>	<p>BLACK BOOK PAGES INVESTMENT POLICY RESOLUTION GALE FORCE</p>
<p>The Directors reviewed the black book pages. No action was required.</p>	<p>PREMIER PAINTING</p>
<p>A Motion was duly made, seconded, and unanimously carried to approve the Investment Policy Resolution.</p>	<p>MASTERCARE</p>
<p>The Directors tabled the proposal from Gale Force until after the painting project was complete.</p>	
<p>The Directors discussed the correspondence from Premier Painting. No action was required.</p>	
<p>The Directors discussed the proposal from MasterCare for mold remediation. A Motion was duly made, seconded, and unanimously carried to approve the proposal from MasterCare for mold remediation at a cost of \$2,075.00. Cardinal was requested to inform the vendor of the Board's decision.</p>	

The Directors discussed the community's landscape. Director Bell had spoken with Joe Hamby at Las Flores Landscape regarding the dead areas in the community. No action was required.

LANDSCAPE

The Directors discussed the utility doors that Vinco Construction had ordered. The Directors requested that Vinco only prime the doors, as it was in Premier Painting's contract to paint the utility doors.

VINCO CONST

A Motion was duly made, seconded, and unanimously carried to add the replacement of the pool and spa heaters to the agenda.

POOL & SPA
HEATER

A Motion was duly made, seconded, and unanimously carried to approve the proposals from Breakpoint Commercial to replace the spa heater, at a cost of \$3,691.21, and the pool heater, at a cost of \$3,691.21. Cardinal was requested to inform the vendor of the Board's decision.

BREAKPOINT

Cardinal was requested to hold the last check to Premier Painting until a walk through had been completed.

PREMIER
PAINTING

Cardinal was requested to issue a work order to Quickel to look at the asphalt on Ogden Court.

QUICKEL

Cardinal was requested to issue a work order to Premier Painting to clean up the paint spill on Teton Court.

PAINT SPILL

Cardinal was requested to have Las Flores pick up the pet station keys.

LAS FLORES
LANDSCAPE

Cardinal was requested to have Kevin Fuller purchase 20 chair leg caps and 8 table leg caps.

DIRECTOR
FULLER

Cardinal was requested to send correspondence to Dick's Lock and Key and inquire if the old keys to the Clubhouse will work on the new locks.

DICK'S LOCK
AND KEY

There being no further business, the Meeting was adjourned at 7:16 p.m.

ADJOURN

Submitted by: Lisa Bryce, Account Manager

SUBMIT

ATTEST:

ATTEST

Mark Cartwright, President

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 March 7, 2016, as approved by the Board Members in attendance of the Meeting.

Kevin Fuller, Secretary

Date

DRAFT