

SUMMIT PARK COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
APRIL 4, 2016

The Regular Meeting of the Board of Directors of the Summit Park Community Association was held on Monday, April 4, 2016, 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: Lisa Bryce, Account Manager

Others Present: Sarah Lang
Darryl Terry

The President, Mark Cartwright, opened the Homeowner Forum.

H/O FORUM

The owner with account #SP-0038-0038-01 was present to discuss the patrol company not doing their job, parking stickers, dog owners not picking up after their dogs, and that a neighbor had items hanging from their eaves. Cardinal was requested to send a courtesy letter to the homeowner with account #SP-0038-0040-01 requesting that they remove the items from the eaves as it was against the Rules and Regulations.

SP-0038-0038-01

The owner with account #SP-0038-0119-04 was present to discuss their parking application, requested safe listing their vehicles, and the mailbox area. Cardinal was requested to safe list their vehicles until May 1, 2016.

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 March 7, 2016 Regular Meeting Minutes with amendments.

MINUTES

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

FINANCIALS

The Directors reviewed the current aging report. Cardinal was requested to inquire what the status was with account #SP-0038-0202-03 and #SP-0038-0202-04.

CURRENT
AGING

The Directors reviewed the proposals from Association Reserve Solutions and Reserve Data Analysis. A Motion was duly made, seconded, and unanimously carried to approve Association Reserve Solutions for the current reserve study without the site review. Cardinal was requested to inform the vendors of the Board's decision.

RESERVE
STUDY

A Motion was duly made, seconded, and unanimously carried to ratify the Fidelity Insurance. Cardinal was requested to send the signed proposal to the vendor.

FIDELITY
INSURANCE

The Directors reviewed the proposal from Country Estate Fence. A Motion was duly made, seconded, and unanimously carried to approve the Country Estate Fence proposal for missing slates, at a cost of \$799.89. Cardinal was requested to inform the vendor of the Board's decision.

COUNTRY
ESTATE FENCE
PROPOSAL

The Directors discussed the proposal from Fontaine Weatherproofing. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Fontaine Weatherproofing for roof repairs at 877 S. Pagossa, at a cost of \$495.00. Cardinal was requested to inform the vendor of the Board's decision.

FONTAINE
PROPOSAL

The Directors discussed the proposal from MasterCare. A Motion was duly made, seconded, and unanimously carried to approve the proposal from MasterCare for mold remediation at 8488 E. Cody, at a cost of \$810.00. Cardinal was requested to inform the vendor of the Board's decision.

MASTERCARE
PROPOSAL

The Directors reviewed the correspondence from the owner with account #SP-0038-0077-01 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.

SP-0038-0077-01

The Directors reviewed the correspondence from the owner with account #SP-0038-0024-03 requesting reimbursement of a garage door. A Motion was duly made, seconded, and unanimously carried to approve the reimbursement, at a cost of \$960.00. Cardinal was requested to inform the owners of the Board's decision.

SP-0038-0024-03

The Directors discussed the pet waste in the community. It was noted that there was a reminder to pick up after your pet on the monthly billing statement. No action was required.

PET WASTE

The Directors reviewed the correspondence from a concerned homeowner regarding the noise nuisance in the alleyways. A Motion was duly made, seconded, and unanimously carried to approve sending the next level of violation to all parties involved.

CONCERNED
HOMEOWNER

The Directors discussed the utility doors in the community. Cardinal was directed to request a list from Vinco Construction stating which doors have been replaced.

UTILITY
DOORS

The Directors discussed the correspondence from the owner with account #SP-0038-0245-02. Cardinal was requested to look at the area, at the end of the carport on Truckee, at the next site review and confirm if the electrical conduit needs to be relocated.

SP-0038-0245-02

The Directors discussed the correspondence from the owner with account #SP-0038-0245-02. No action was required.

SP-0038-0245-02

Cardinal was requested to send correspondence to Breakpoint Pool Service and request that they do not leave the pump room open while performing the pool service. Residents were accessing pool accessories and using them.

BREAKPOINT

Cardinal was requested to send correspondence to Premier Painting and inquire if they would paint the new utility doors after they were installed.

PREMIER
PAINTING

Cardinal was requested to look into a magnet that can be sent to the membership with all pertinent phone numbers on it.

MAGNET

There being no further business, the Meeting was adjourned at 7:00 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 April 4, 2016, as approved by the Board Members in attendance of the Meeting.

Kevin Fuller, Secretary

Date