

SUMMIT PARK COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 1, 2015

The Regular Meeting of the Board of Directors of the Summit Park Community Association was held on Monday, June 1, 2015, in the Association's Clubhouse. The President, Mark Cartwright, called the Meeting to order at 6:00 p.m.

Directors Present: Nick Becker
Sean Bell
Mark Cartwright
Kevin Fuller
Iku Sorida

Directors Absent: None

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

Others Present: John Davis & Jeremey Lounsbury
(ProTek Electrical and Lighting)
See Attached List

It was reported that the Directors had met in an Executive Session prior to the Meeting to discuss and approve a contract, and approve Minutes. It was noted that the following Motions were made on the painting contract:

A Motion was duly made, seconded, and unanimously carried to approve the Premier Painting contract with the revisions from the Association's attorney, at a reserve cost of \$208,500.00. Cardinal was directed to have the Association's attorney send the contract to Premier Painting. Cardinal was directed to inform Premier Painting and Dunn Edwards that a new color pallet needed to be made for the red roof buildings using more earth tones and to cease using any grey tones.

A Motion was duly made, seconded, a unanimously carried to approve the Premier Painting change order to repair the shutters at a reserve cost not to exceed \$6,250.00.

The Hearing was held for the owner of account #SP-0038-0093-05 for driving on the slurry seal immediately after it had been paved. The owner was present and informed the Directors that her daughter was the one who had driven the vehicle on the freshly paved road and expressed her apologies. While Quickel Paving did not impose any additional charges for repair the damage to paving, the Directors informed the owner to pay more attention to the notices that the Association posts and mails as they are vital.

A Motion was duly made, seconded, and unanimously carried to hold the fine in abeyance and apply no charges for the paving at this time, as the Association was not charged for the repairs. However, it was noted that a charge could be incurred from the much needed power washing to the curb and sidewalk as slurry coat was still visible at the location. Cardinal was directed to issue a work order to K&S Window Washing to power wash the sidewalk and curb area at the noted location.

CALL TO
ORDER

EXECUTIVE
SESSION

PREMIER
PAINTING
CONTRACT

PREMIER
PAINTING
CONTRACT

HEARING
ACCOUNT #SP-
0038-0093-05

It was noted that the 2nd Calling of Annual Meeting would take place at Cardinal Property Management in Santa Ana, California, on Thursday, June 4, 2015 at 2:00 p.m. and that the Agenda for the Meeting would be posted.

2ND CALLING
OF ANNUAL
MEETING

Mark Cartwright opened the Homeowner Forum.

H/O FORUM

Cardinal was directed to inform Premier Painting to work with ProTek Electrical and Lighting on the new garage building light fixtures and coordinate with them on the removal of the silicon around the light fixtures.

PREMIER
PAINTING

The owner of 8311 Truckee Way was present to inquire if the Association had obtained FHA approval or would think of doing so. The Directors informed the owner that the offsite owner percentage was too high to obtain the approval.

8311 TRUCKEE
WAY

Mark Cartwright closed the Homeowner Forum.

H/O FORUM

A Motion was duly made, seconded, and unanimously carried to approve the May 4, 2015 Regular Meeting Minutes as submitted.

APPROVAL
OF MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the April 2015 Financial Statement as presented, subject to audit.

FINANCIAL
STATEMENT

There was no action required on the current aging report.

AGING REPORT

A Motion was duly made, seconded, a unanimously carried to approve the lien authorization on APN#930-395-59/account #SP-0038-0060-01.

LIEN AUTH.

A Motion was duly made, seconded, a unanimously carried to approve the lien authorization on APN#930-394-79/account #SP-0038-0226-01.

LIEN AUTH.

Cardinal was directed to inform Las Flores Landscape that the landscaped areas within the Association were not being maintained during on the regular maintenance, the grass was dying at the end of Ogden, and the clover in the grass needed to be sprayed.

LAS FLORES
LANDSCAPE

Cardinal was directed to follow up with Owen Plumbing and seek two additional proposals to replace the clubhouse water heater and stand, as the replacement was critical.

WATER
HEATER

A Motion was duly made, seconded, a unanimously carried to approve the proposal from ProTek Electrical and Lighting to order 228 garage building light fixtures as proposed at a reserve cost not to exceed \$40,097.39, with the stipulation that the old garage building lights are removed before the building is painted and the new ones are installed after the building has been painted, and to work directly with Premier Painting on the project.

GARAGE
BUILDING
LIGHTS

John Davis and Jeremey Lounsbury of ProTek Electrical and Lighting were present to discuss installation of front patio lights and noted they would be providing a proposal for the LED lighting fixtures with a changeable bulb.

PRO-TEK
ELECT.

Cardinal was directed to research Costco's pricing on a treadmill replacement for the Association's gym.

TREADMILL

There was no action required on the Casper issue, as a notice to the homeowners had already been sent.

CASPER

The Directors tabled the request for an extended safelist from the owner of 928 Austin Way.

928 AUSTIN
WAY

Cardinal was directed to issue a work order to Dick's Lock and Safe to replace both pool gate push bars immediately.

POOL GATES

Cardinal was directed to inform Las Flores Landscape to not install any new bushes next to the garages until after the painting project had been completed and to trim back all the ground cover that was growing onto the garages.

LAS FLORES
LANDSCAPE

The Directors noted that a community-wide garage sale would take place the first weekend in August 2015 and March 2016 (both Saturday and Sunday) from 8:00 a.m. to 5:00 p.m. Cardinal was directed to send a postcard to the Membership informing them of the garage sale information and requesting they do not leave any unsold or unwanted items in front of their garage.

GARAGE SALE

The Directors tabled the discussion on the replacement of the clubhouse cabinets.

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

CLUBHOUSE
CABINETS

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

ADJOURN

ATTEST:

SUBMITTED

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 June 1, 2015, as approved by the Board Members in attendance of the Meeting.

Kevin Fuller, Secretary

Date

SECRETARY
CERTIFICATE