

SUMMIT PARK COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 6, 2016

The Regular Meeting of the Board of Directors of the Summit Park Community Association was held on Monday, June 6, 2016, in the Association's Clubhouse. The President, Mark Cartwright, called the Meeting to order at 6:03 p.m.

CALL TO
ORDER

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

Directors Absent: None

Representing Cardinal: Lisa Bryce, Account Manager

Others Present: James Alley
Shelby Alley
Kristen Alonzo
Contessa Chessman
Ratha Kea
Sarah Lang
Erin Simonian
Maureen Wilcut

Lisa Bryce reported that quorum had not been met to hold the Second Calling of the Annual Meeting, as only 39 of the necessary 92 ballots had been received. It was announced that the Third and final Calling of the Annual Meeting would be held on July 6, 2016, at 6:00 p.m. Cardinal was requested to provide an Inspector of Elections at the Third Calling to count the votes and announce the results.

ANNUAL
MEETING

The President, Mark Cartwright, opened the Homeowner Forum.

H/O FORUM

The owner with account #SP-0038-0090-03 was present to discuss the v-ditch behind their property being full of debris. Cardinal was requested to issue a work order to Las Flores Landscape to clean out the v-ditch.

SP-0038-0090-03

The owner with account #SP-0038-0200-02 was present to report that she never received her parking decal. Director Fuller confirmed she was the owner and issued her a new decal. No action was required.

SP-0038-0200-02

The owner with account #SP-0038-0168-05 was present to pay for her new parking decal and to report that there are a lot of bees around the pool area. Cardinal was requested to issue a work order to Animal Pest Management and have them check the surrounding areas of the pool for bee hives.

SP-0038-0168-05

As there were no other owners present who wished to address the Board, the

H/O FORUM

Homeowner Forum was closed.

A Motion was duly made, seconded, and unanimously carried to approve the May 2, 2016 Regular Meeting Minutes, as written. Cardinal was requested to post the "Draft" Minutes to the website.

A Motion was duly made, seconded, and unanimously carried to accept the April 2016 Financial Statements as presented, subject to audit. Cardinal was requested to follow up with the accounting department and make sure that the Morgan Stanley money was rolled over into two different CD's.

The Directors reviewed the current aging report. No action was required.

Cardinal was directed to request a quote from the insurance company for earthquake coverage.

The Directors reviewed the utility door inventory list. Cardinal was requested to issue a work order to Vinco Construction to replace the utility door at 904 Prescott, as the adjustment did not work.

A Motion was duly made, seconded, and unanimously carried to ratify the proposal from Master Care to complete repairs at 8415 Cody, at a cost of \$3,770.00. Cardinal was requested to forward the signed proposal to the vendor, as the work has already been completed.

A Motion was duly made, seconded, and unanimously carried to ratify the proposal from Master Care to replace the flooring at 8415 Cody, at a cost of \$3,950.00. Cardinal was requested to forward the signed proposal to the vendor, as the work has already been completed.

A Motion was duly made, seconded, and unanimously carried to table proposal #121660 and #121661 from Country Estate Fence until the July 2016 Meeting. Cardinal was directed to request from Las Flores Landscape where they think the gate openings should be on the perimeter fence, questioning if two openings was sufficient, and if they are needed.

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 8488 Cody, at a cost of \$2,100.00. Cardinal was requested to inform the vendor of the Board's decision.

A Motion was duly made, seconded, and unanimously carried to deny the proposal from Nordic Security proposal for a premier parking program. Cardinal was requested to inform the vendor of the Board's decision.

The Directors discussed the proposal from Scott English Plumbing. A Motion was duly made, seconded, and unanimously carried to approve the proposal from Scott English Plumbing for main line sewer cleanout, at a cost of \$3,700.00. Cardinal was

CLOSED

MINUTES

FINANCIALS

CURRENT

AGING

INSURANCE

UTILITY DOOR

MASTER CARE

MASTER CARE

COUNTRY

ESTATE

FENCE

FONTAINE

ROOF REPAIR

NORDIC

SECURITY

MAIN SEWER

LINE

requested to inform the vendor of the Board's decision.

A Motion was duly made, seconded, and unanimously carried to deny the request from the homeowner with account #SP-0038-0005-01, requesting a parking pass for their guest, unless they could provide a current registration with the Summit Park address. Cardinal was requested to inform the vendor of the Board's decision.

SP-0038-0005-01

The Directors discussed the correspondence from the owner with account #SP-0038-0185-01 requesting that their door be painted. Cardinal was requested to issue a work order to Premier Painting to have the door painted.

SP-0038-0185-01

The Directors discussed the correspondence from a concerned homeowner. Cardinal was requested to inform the owner that the area he is questioning is not Summit Park Community Association responsibility, and that they should contact their Association and the city and request a plat map to clarify the areas.

CONCERNED
HOMEOWNER

The Directors discussed the correspondence from the owner with account #SP-0038-0079-03. A Motion was duly made, seconded, and unanimously carried to approve the reimbursement in the amount of \$4,016.75, for dry down. A Motion was duly made, seconded, and unanimously carried to deny the reimbursement in the amount of \$169.28, for doggie day care and FedEx invoice. Cardinal was requested to inform the owner of the Board's decision.

SP-0038-0079-03

Cardinal was requested to issue a work order to Vinco Construction to fix the broken bathroom door in the gym.

VINCO
CONST.

Cardinal was requested to advertise the next garage sale in the Anaheim Buzz and on garagesale.com.

GARAGE SALE

Cardinal was requested to follow up with Las Flores and request bids for plant material in all bare areas.

LAS FLORES
LANDSCAPE

Cardinal was requested to send a letter to Nordic and request that the pool monitor ask for pool keys and tags when a resident is entering the pool area.

NORDIC
SECURITY

There being no further business, the Meeting was adjourned at 7:13 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 June 6, 2016, as approved by the Board Members in attendance of the Meeting.

Kevin Fuller, Secretary

Date

Draft