

SUMMIT PARK COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
SEPTEMBER 14, 2015

The Regular Meeting of the Board of Directors of the Summit Park Community Association was held on Monday, September 14, 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:           Sean Bell  
  Mark Cartwright  
  Kevin Fuller  
  Iku Sorida

Directors Absent:           Nick Becker

Representing Cardinal: Charlotte Scott, CMCA  
  Karen Holthe, CMCA, AMS

Others Present:           Katherine Moncrief

Mark Cartwright opened the Homeowner Forum.

H/O FORUM

The owner of 948 S. Austin was present to inquire if the community was able to make contact with the United States Post Service regarding the past break ins into the mail box stations. Cardinal reported to the owner that the USPS had been notified.

948 S. AUSTIN

Mark Cartwright closed the Homeowner Forum.

H/O FORUM

A Motion was duly made, seconded, and unanimously carried to approve the August 3, 2015 Regular Meeting Minutes as presented.

APPROVAL  
OF MINUTES

A Motion was duly made, seconded, and unanimously carried to accept the July 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 2016 FYE reserve study submitted by Association Reserves.

RESERVE  
STUDY

There was no action required on the collection status reports from MLG.

MLG

On Motion duly made, seconded, and unanimously carried the Board approved the porch light proposal from ProTek Electrical and Lighting in the amount of \$39,990.48 to be paid from reserves.

PATIO LIGHTS

Cardinal was directed to obtain a proposal to make a half circle bench out of concrete to replace all three wood top benches in the common area.

LANDSCAPE

Nordic Security was in attendance to discuss performance concerns with the Board. It was noted that on Thursday, July 23, 2015, only one patrol officer was posted at Oak Canyon and on July 30, 2015 neither of the 2 patrol officers asked anyone who was coming in for ID, nor did they stop anyone entering. Board relayed that they would not be paying invoice #201507349 for \$400.00 or #201507324 in the amount of \$360.00 for this reason. Board further requested that Nordic Patrol to start performing to the contract standards which haven't been met to date.

NORDIC  
SECURITY

The Directors reviewed correspondence from Mark Cartwright regarding a pool trespassing incident starting late night Sunday, July 26, 2015. Board directed Cardinal to obtain proposals for security cameras, CCTV, alarm at the Clubhouse along with a camera clock.

POOL AND  
TRESPASSING

The Directors requested Cardinal to obtain proposals to replace the pool deck in sections.

On motion duly made, seconded, and unanimously carried the Board approved the proposal from Out-Fit to replace the gym equipment in the amount of \$11,180.24 to be paid from reserves.

GYM  
EQUIPMENT

On motion duly made, seconded, and unanimously carried the Board approved contracting with Out-Fit for quarterly gym equipment maintenance in the amount of \$300.00 per visit.

GYM  
MAINTENANCE

The Directors reviewed a proposal from Out-Fit to replace the gym floor, but agreed that it was incomplete as there was no line item to remove the carpet. The Board directed Cardinal to have the proposal from Out-Fit revised to include carpet removal and to add to the next meeting agenda.

GYM FLOOR  
REPLACEMENT

On motion duly made, seconded, and unanimously carried the Board approved the proposal from CPR Construction for pool gate modifications in the amount of \$1,167.00 to be paid from reserves.

GATE  
MODIFICATION

The Directors reviewed a homeowner complaint regarding bike riding within the community. Cardinal was directed to send out postcards about need for use of helmets when riding bikes.

BIKE RIDING  
COMPLAINT

The Directors reviewed a complaint regarding smoking. Cardinal was directed to send a response letter to the owner of 882 South Boulder Place noting that smoking isn't allowed in the park or pool common area, which the HOA governs. Areas such as inside their home or on their patios are not an area that the HOA has control over.

SMOKING  
COMPLAINT

The Directors reviewed a homeowner complaint regarding noise disturbance from their neighbors. Cardinal to send a letter to the offending party at 847 South Pagossa Way.

NOISE  
DISTURBANCE

The Directors discussed Parking Permit expirations for January 13, 2016. Cardinal

PARKING

was directed to order new parking stickers for 2016 through 2018 in red with white lettering. A Motion was duly made, seconded and unanimously carried to approve the parking permit sticker order at a cost not to exceed \$656.33, to be charged to operating.

Cardinal was directed to obtain a legal opinion as to what vehicles could the Association legally exclude from parking and obtaining a parking permit within the Association.

Cardinal was directed to secure proposals to replace the clubhouse entrance and room flooring with tile.

Cardinal was directed to add the parking permit rules to the next Agenda.

Cardinal was directed to issue a work order to Las Flores Landscape to install a spiky mature plant or plants next to the clubhouse air conditioning unit hose that goes to the building as people were using the hose to hop over the pool fence.

There being no further business, the Meeting was adjourned at 7:05 p.m.

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

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 August 3, 2015, as approved by the Board Members in attendance of the Meeting.

\_\_\_\_\_  
Kevin Fuller, Secretary

\_\_\_\_\_  
Date

PERMITS

LEGAL  
OPINION

CLUBHOUSE  
TILE

AGENDA

WORK ORDER

ADJOURN

SUBMITTED

ATTEST

SECRETARY  
CERTIFICATE