

**SUMMIT PARK COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
AUGUST 7, 2017
MINUTES**

- NOTICE** With notice given, the Regular Meeting of the Board of Directors of Summit Park Community Association was held on August 7, 2017 at 6:00 p.m., at Association's clubhouse located at 8455 E. Jeronimo Way, Anaheim CA 92808.
- PRESENT** Mark Cartwright, President
Sean Bell, Vice President
Nick Becker, Treasurer
Iku Sorida, Member
- ABSENT** Kevin Fuller, Secretary
- MANAGER PRESENT** Maryanne Hurley-Cicconi, StoneKastle Community Management
- CALL TO ORDER** The meeting was called to order at 6:00 PM by Community Manager, Maryanne Hurley.
- OPEN FORUM** One homeowner was present to request a variance for a parking permit. One homeowner present to ask about making a "Non Smoking" rule on patios.
- MINUTES** A Motion was made, seconded and carried to approve the June 12, 2017 Regular Session Minutes as amended. Motion carried.

A Motion was made, seconded and carried to approve the June 12, 2017 no quorum of Annual Meeting. Motion carried.
- FINANCIALS** A Motion was made, seconded and carried to accept May and June, 2017 financial statement subject to audit. Current Operating Account with Union Bank \$69,332.72. Current Reserve Account \$2,003,644.96 Reserve Funded at 75%.
- Lien Resolution
A Motion was made, seconded and carried to approve the lien resolutions.
APN# 930-395-74
- Pre-Lien Account #273001001
A Motion was made, seconded and carried to deny the request to waive the pre-lien and vesting fees in the amount of \$130.00 as the Association paid those fees to the management company for hard cost. Motion carried.

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OLD BUSINESS

MGS Bathroom Remodel Proposal

A Motion was made, seconded and carried to approve MGS Construction to complete the remodel however the proposal needs to be revised larger tiles such as 12x18 rectangular tile that is anti-slip to be installed in the bathrooms instead of the smaller tile (except in the shower area), remove the upper cabinets from the clubhouse portion of the proposal, the plumbing cost needs to be adjusted lower, and the cabinets in the clubhouse need to accommodate a lock in the future. The Board would like to provide a visual rendering along with the revised contract so that we can get this approved officially and on your schedule. The types of tile and colors will be chosen by the board and the manager will facilitate that.

Dicks Lock and Safe Proposal- Utility Door Closers

A Motion was made, seconded and carried to approve proposal to install 135 closers in the amount of \$12,401.92 and provide feedback if any door frames are rotten. Motion carried.

Scott English Plumbing Proposal for Drain at 8446 Durango
Board denied Scott English Proposal.

NEW BUSINESS

Las Flores Landscape Proposal #6735

Need opinion from Las Flores to see if they can remove the roots and provide best replacement tree.

Farmers Insurance Renewal

A Motion was made, seconded and carried to approve the Common Policy Renewal, D&O & Property at \$42, 536.00

A Motion was made, seconded and carried to approve the Commercial Umbrella policy renewal at \$1,844.00

A Motion was made, seconded and carried to deny the Earthquake Insurance – New Policy as it was not budgeted for.

Mastercare Leak Remediation Proposal

Deny to conduct interior repairs to 933 S Prescott from a slab leak as the cost was very high coming in at \$7,761.60.

A Motion was made, seconded and carried to approve Flood Pro for all restorations on drywall, paint and base boards, \$1,000.00 credit toward (Flooring allowance) \$4,765.13 will give check if needed but t must sign release of liability. Motion carried.

Security Camera Proposal

This item was tabled.

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Absolute Sign Proposal- Security Camera Signs

This item was tabled.

Corresponding regarding Doggie Station from 8352 Truckee

Board reviewed and will have landscaper monitor the area for dog feces and if it's a continual issue the board will consider an additional station.

Accurate Termite Work Order Agreement

A Motion was made, seconded and carried to approve the wood damage at section 2 and 3A which is the garage door trim and the back door trim at \$695.00 at 8508 E Durango. Motion carried.

Summer Event Hosting

The Board declined homeowner request to sponsor two event with the community.

Mass Mailer Request

Nick Sardo requested to have a mass mailer regarding the dog feces issue. Will be sent with the next billing statement.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:00 PM.

APPROVED

Mark Cartwright, Board President

Dated: _____

SECRETARY'S CERTIFICATE

I hereby certify that I am the duly Appointed and Acting Secretary of the Summit Park Community Association, and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Board of Directors Meeting held August 7, 2017 as approved by the Chairman of the Meeting.

Kevin Fuller, Board Secretary

Dated: _____