

**SUMMIT PARK COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
May 8, 2019
MINUTES**

- NOTICE** With notice given, the Regular Meeting of the Board of Directors of Summit Park Community Association was held on May 8 2019 at 6:00 p.m., at Association's clubhouse.
- PRESENT** Mark Cartwright, President
Sean Bell, Vice President
Kevin Fuller, Secretary
Nick Becker, Treasurer
- ABSENT** NA
- MANAGER PRESENT** Richard Romero, StoneKastle Community Management
- LANDSCAPE PRESENT** Joe Hamby
- CALL TO ORDER** The meeting was called to order at 6:105 PM by President, Mark Cartwright.
- OPEN FORUM** Below were concerns discussed in open forum.
Homeowner on Ogden has patio lights attached to common area tree, neighboring homeowner also has patio lights attached to the common area tree, homeowner leaving trash cans out, pavers around pool are getting stained by pool water, holes left inside meeting room by cable installation need to be repaired, signs in front of the clubhouse poles are missing need to be put back, and pool maintenance removing irrigation cover and not putting back. Also request was made by the Board of Directors to order a fitness room hours sign from 8am – 10pm.
- MINUTES** A Motion was made by Nick Becker, seconded by Mark Cartwright to approve the April 1, 2019 Regular Session Minutes. All in favor. Motion carried
- FINANCIALS** Management has included the financial statements for March 31, 2019. As of March 31, 2019 Summit Park Association had \$97,689.00 in the operating account there is \$2,221,946.82 in the reserve account along with all investments.
March 2019
Reserve Funds Contribution: Summit Park is making monthly reserve contributions according to schedule. Reserve Contribution made per month: \$28,598.00 as of March 2019.
AP liabilities did not exceed the operating account. Summit Park AP liabilities did not exceed operating in the month of March by \$9,998.30.
Over budget on operating expenses:

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Manager reported to the Board that below budget items were over for the month of March 2019 due to the following

GL 5010 Cable TV \$228.96 – no budget line

GL 5110 Pool Spa Contract \$625.00 – Dec 2018 Jan 2019 payments

GL 5130 Pool/Spa inspection fees \$1,434.50 – County of Orange fees and permits

GL 5515 Lighting repairs \$561.48 – Various repairs

Financials for March 31, 2019 were reviewed budget variances were discussed. After a brief discussion the Board of Directors directed Management to confirm the decision at a previous meeting to split CD investments was done. Motion made by Nick Becker to accept the financials as presented second by Sean Bell motion carried

LANDSCAPE

Proposal to fill in bare areas around south side of pool, front of clubhouse, and small tree removal in the amount of \$1800.00 After a brief discussion a motion was made by Mark Cartwright to accept the amount of \$1800.00 second Kevin Fuller. Motion carried

Las Flores Landscape Proposal tree memorial in the amount of \$290.00 after a brief discussion a motion was made by Kevin Fuller to accept the \$290.00 tree memorial proposal second by Mark Cartwright. Motion carried

Las Flores turf renovation around clubhouse in the amount of \$797.00. After a brief discussion a motion was made by Mark Cartwright to accept the turf renovation proposal in the amount of \$797.00 second by Kevin Fuller motion carried

Las Flores Fuel Mod proposal in the amount of \$4,910.00 after a brief discussion a motion was made by Nick Becker and second by Sean Bell to accept the fuel mod proposal in the amount of \$4,910.00. Motion carried

ARCHITECTURAL NA

UNFINISHED BUSINESS

Fontaine Weatherproofing roofing proposal for 836 South Yellowstone roof leak \$3,989.00 was reviewed after a brief discussion a motion was made by Mark Cartwright to accept the Fontaine Weatherproofing proposal in the amount of \$3,989.00 second by Kevin Fuller. Motion carried

Reserve Data Analysis reserve study no site inspection in the amount of \$495.00 was reviewed. Motion by Mark Cartwright to accept the RDA proposal in the amount of \$495.00 second by Sean Bell motion carried. Accurate Termite Inspection schedule dates 5/8-5/11 or 5/13-5/21 no action at this time.

NEW BUSINESS

Ratify FASTECH Fitness treadmill service call in the amount of \$569.19 Motion was made to accept ratification

California Safety Agency pool monitor proposal from Memorial day to Labor day 8 hours a day (99 days total) \$19,404 - \$24.50 hr.

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Patrol One \$21.43 and holiday rate \$32.14. After brief discussion the Board of Directors directed Management to obtain a cost for 3 and 5 days from 3pm to 11pm.

TLG Paving Seal coat proposal \$16,995.00 options second coat \$8,600.00, Blackout application to prevent bleed through of stencils \$350.00. TLG looked at the entire property and made recommendations rather than doing one carport stall on Truckee that it would be cheaper to do seven. They also stated to do the carports in concrete would not be cost effective. This item was tabled as a brief discussion was had about adding electrical outlets to the center island for lights.

CPR Construction Asphalt repair of carport area #59 \$3,286.00 was reviewed. This item was tabled until asphalt decision was made.

Homeowner requesting HOA repair coverage for interior leak and repairs due to leak \$1,300 leak repair, interior repair Flood Pro proposal \$19,282.87, adjacent homeowner provided information on company who did the dry out Dry Master. After a brief discussion the Board of Directors directed Management to obtain a proposal from Drymasters and CPR Construction.

California Christmas Inc. estimate #1560 \$2,000 estimate #1561 \$1,700.00 (difference is bows versus lights on Bismark and Sonora) this proposal was denied the Board of Directors directed Management to inquire whether Horizon lighting installs Xmas lights.

CORRESPONDENCE

Homeowner request to add slurry coat on S. Pagossa Way, after a brief discussion this was tabled until decision was made on community asphalt repairs.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:18 PM.

APPROVED



Mark Cartwright, President

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 April 1, 2019 as approved by the Chairman of the Meeting.

Dated: 6.3.19



Kevin Fuller, Secretary

SEAN BELL VP