

Summer Lake HOA Board Meeting Minutes 5/24/23

6:00 – Jason says quorum because all 3 board members are present and we can continue. Jason asks Michelle what the Board positions item is. Michelle asks board members to solidify our roles and/or confirm after annual meeting that we are in what role. Jason says he can do president 1 more time unless Patricia or Nikki says they want to. Both decline. Patricia says she would like to continue on as Treasurer as she was last year and Nikki says secretary is what she was prepared for/planning on. Michelle confirms Nikki will need to take minutes tonight and Nikki confirms she is prepared to.

6:02 – Jason calls vote to approve meeting minutes from 12.15.22. Board members unanimously approve. Jason asks Michelle if we approve annual meeting minutes as well and she says we'll do that at the next meeting.

6:03 - Jason says let's begin with Old Business

Item 1 Monument Sign Landscape discussion. Patricia likes the hardscape option that is more expensive (provided quotes from board packet with pricing). Nikki confirms she likes the hardscape option too and while both are said to be "drought resistant" and don't require water, she feels the hardscape option will last longer giving us a better rate of return despite it costing more now. Patricia confirms it looks nice and all members agree. Jason asks what is the monument budget? Michelle confirms this is a reserve budget item vs something in the annual budget and our account can sustain moving forward without bringing us into a deficit. Michelle suggests we could use operating expenses account instead of reserve account, as operating has higher dollar amount in it. Jason says how do we want to pay for it? Patricia asks can we ask A&J to see what their price is for hardscape option to see if it's cheaper? Nikki says whatever option is best to ensure dues don't jump up again next year since we've been working hard to stabilize the dues. Jason asks when next board meeting is – Michelle says it's July. Judy Barnett (homeowner) wants to know how long we have to make good on the bid before it expires and price potentially increases from Showcase. Michelle notes bid is from Feb. but can check on that. All parties are in favor of the drought resistant hardscape option. Jason asks Michelle if A&J can bid for the hardscape option and do we want to tentatively approve the motion to go with hardscape, pending providing the work to whichever company has the cheapest bid. Discussion that we can't give Showcase's bid to A&J, but we can certainly give them the option to bid the work. Patricia asks about landscape fabric and is that included/what type is included. Jason makes motion to approve hardscaping option at monument and go with cheapest bid and Nikki seconds it. No oppositions – passes.

6:15 Tree Removal – tree by Scholls Ferry monument and monument wall, last year we had to do temporary solution but had discussed tree removal as a more permanent option vs repeated fixes time and again. Michelle relays 3 bid options and their price points. Patricia says A&J might be willing to match if we ask? Michelle says I bet they would – I'll reach out to them to see. Jason asks board to discuss. Nikki says she supports removing the tree. Patricia agrees. Jason asks for someone to make a motion, Nikki says I'll make a motion and Patricia seconds. Jason says aye – it passes with no opposition.

Moving on to ARC requests:

12975 Hawks Beard ARC request

New siding – hardiplank – rare grey color and trim extra white. Patricia asks about white trim being part of the earth tone color scheme. Jason says there is precedent with how many houses have white trim and while not an Earth tone, not able to deny. Request approved.

12980 Hawks Beard ARC request

Paint – crème color + white trim – discussion on precedent of this color. Michelle pulls up color on her screen to show the board and confirms that the homeowner brought a paint chip into the office. Nikki says if it's a color of sand then that is an earth tone. Patricia and Jason say this might have more yellow undertones but Patricia mentions that board approved a yellow last year. Motion to approve and move forward – request approved.

11356 Summer Lake

Roofing, gutters, and solar panels. Black or dark grey presidential style roofing, gutters to match house and solar panels on south side. Discussion that folks aren't sure what color the house is now, but that everything else sounds in line with CC&Rs. Motion to approve – request approved.

10635 127th Ct

This house wants to add concrete to the right side of their driveway to make the driveway wider and called out it will be aggregate per CC&Rs, and that this will make more room for more parking. They also want to add a fence to cover/hide the trash cans. Jason says no issue as long as fence abides by CC&Rs in size, height, etc, and is in favor. Patricia and Nikki agree. Request approved.

Waiver requests

Former board member requesting waiver on interest. Michelle confirms this is someone who is not habitually late. Jason said he doesn't mind waiving the fee. Nikki states that the newsletter said nothing about how bills would arrive nor how to pay dues, but we can plainly state that in the next 2 issues so folks won't be confused. Patricia says she supports allowing this to be approved. Request approved.

Unit 194 waiver request asking for interest to be waived. Jason says ok to waive and Patricia and Nikki agree. Request approved.

Owner requests:

Michelle says there are 2 requests that are so similar she checks to see if they are neighbors asking for the same thing. Confirms they are not neighbors so just a coincidence that both homeowners have such similar requests and in quick succession of one another. The requests are to build fences over 6 feet tall at the back of the properties. Both sets of homeowners shared that the sites in question have variances in heights between one set of homeowners and their backyard neighbors. Patricia asked for more detail on that and Jason shared that those on Snow Brush are at a higher elevation than those on Summer Lake and thus the Snow Brush backyards look down into those that are on Summer Lake. So a higher/taller fence would afford more privacy in those instances. Nikki confirms it's the same on Sorrel Dock and that her backyard looks down into the home of their backyard neighbor that's on Snow Brush. She said it's very evident that an extra 1-2' in height would afford more privacy in her own case and she empathizes with the homeowners making this request. Michelle confirms that the first homeowner shared they have done research with the city and can build a fence per city code in the backyard of a property that

does not touch or affront a city street that is up to 8' tall with proper permitting. Homeowner request 1 and 2 meet the criteria as outlined by the city that the fence lines in question are only along backyards. Michelle confirms again that these requests are for 2 different areas within the HOA but both are along backyards and have adjoining lot variances by height. The board discusses that this is not a blanket exception for all fences in perpetuity, but that these 2 requests are reasonable because they follow city guidelines, the variances in their property elevations are clearly noted and documented, and the requests are appropriate because the backyards are not apparent from the streets. Further discussion that future requests are not grandfathered in for all fences based on this sole decision and will still require ARC requests or exception requests and will always be subject to city codes and permits as well. The fences are ok'd by the board after this discussion – so the motion for both homeowners pass.

May site visit review

Every issue was rubbish bins/recycle bins.

Michelle says 1 issue was a homeowner who could be cited by city for low hanging branch – but not technically a HOA issue. This one was a reminder for herself to send the homeowner a courtesy notice that they may wish to trim back the tree.

Discussion that any home that gets a second violation from most current notice will get 14 days to get bins out of sight and/or request a hearing. If neither action is taken then we fine \$10/day. Patricia says what is a hearing? Michelle gives example of someone asking for a hearing – and what that would look like. CAP would act as mediator/host, person would defend their argument, and then board would discuss. Patricia says she is in support of moving to fine those that are receiving their second notice. Jason asks Nikki how she feels. Nikki says she is in support but what does it look like if people move within 14 days but then put back out? Michelle says then can they get reported or next time we do a walk through they will automatically get fined. Jason says how many of the 36 violations are 2nd or 3rd offenders and Michelle is not sure. She said she will check, but she thinks most of the current violations are first offenses. Jason says he is in favor of sending the warning letter like last year for first offenders and if any second or repeat offenders on the list they get the second notice violation with stronger language.

6:38 New Business/Open Forum

12840 SW Hawks Beard – disputes regarding the renters in this home, and altercations with all 4 neighbors. They currently have a boat in the driveway for 2 weeks now, per Jason, and a hole in the garage. Michelle confirms Jillian sent email to homeowner on record – but no response has come through to her. Possible Jillian got one but she doesn't think so. Jason said there are currently clear violations from the home with boat in the driveway and state of home with garage/general disrepair. Jason says letter should be sent directly to renters at the address and homeowners. Nikki asked if we can search to see if we can figure out if there is a property management company to contact or any rental company that we could notify as well and Michelle said we can certainly try. Jason asked for letters to go out and Michelle requested someone take a photo of the boat to include in the letter. Photo will be taken and sent to Michelle.

11174 SW Summer Lake Drive –

Jason said he did not believe there was an ARC request for roof replacement and Michelle confirmed none came through. Jason asked Nikki if she was aware if the material was presidential style and Nikki confirmed she saw it was. Color is in line with acceptable colors for neighborhood, so Jason suggested Michelle send a letter or notice to advise homeowners that there is supposed to be a process to follow and request they submit ARC form next time they do an improvement.

Jason asked if ARC committee still? Michelle said maybe no? Then Michelle looked up members we still have who expressed interest/ability to be on ARC committee. Rose J. said she can join in again via phone. Jason asks if Nikki or Patricia can sit in too since someone from the board should be there and Patricia said she is able to. Jason said if too many come through or it's too much to email him and he can help out in reviewing them too.

Status on 11143 SW Summer Lake Dr

House with paint color that did not get ARC request – and remains incomplete. Homeowners have reached out to Jason to inquire about it since it is not done and has been incomplete for a long time. Michelle states the homeowners came into the office to talk to CAP and confirmed they do intend to finish and know it needs to be addressed and said they would take care of it soon. Jason requested Michelle follow up to have them give us a timeline or timeframe of when it will be done and that it should be sooner rather than later.

12700 Glacier Lily

This is the home with the dumpster, all board members advised the dumpster is not presently there. Michelle said she has not gotten a request to bring it back, but when homeowners reach out is prepared to relay to them board decision.

6:52 Jason asks about Newsletter and Garage sale. Nikki said we budgeted for newsletter x2 a year – spring and fall. Nikki has not received any ideas from neighbors of topics to cover but will think of content by fall. Michelle sent out email blast re: garage sale. Rose suggested landscaping as newsletter idea and Michelle confirmed we could take pictures to add in too.

Nikki asked if the monument lights are LEDS? Michelle is not sure but she can have someone check. She asked if Nikki would like to see LEDs installed and Nikki said yes as the HOA can get them at a very discounted price and it would reduce our monthly electricity bill. Rose advised that some new lighting poles have been installed and those that are new don't have the hanging basket brackets. Patricia asked when the baskets are due to go up and Jason suggested we alert the company that does hanging baskets that some of the newer poles need the brackets.

Jason asked Michelle to confirm officially that July 26th is the next meeting. Michelle has to check at office calendar but thinks it should be then. She said she will confirm and email then we can add to meeting minutes. Patricia asked about timing – are we ok having it be at 6 vs 6:30? Jason said he's fine with 6, Patricia says she likes 6 and Nikki said I'm fine with 6 as well. Will be planned for 6pm for next meeting too.

Meeting closes at 7:02pm.