

minutes

April 21, 2014 Summerfield HOA Board Meeting					
Date:	04.21.14	Start Time:	6:31PM	End Time:	8:10PM
Location:	Advantage Idaho 664 S Rivershore Ln Ste 152, Eagle, Id 83616 - Conference Room				
Meeting called by	Scheduled	Type of Meeting	Board Meeting		
Minutes taken by	Becca Teets, Association Manager – Advantage Idaho				
Attendees	Allen Mair, Eric Jurgensen, Jerry Shelton, Sheryl Bishop, Becca Teets Guests: Jan Sylvester				
Regrets	Kyle Peck, Miriam Thompson				

Roll Call	
1 Minutes	Quorum was met
Establish Quorum	• Sheryl Bishop took attendance, the quorum was met.

Minutes Approval	
1 Minutes	Read minutes aloud and discuss
Discussion	March 25, 2014 Board minutes were reviewed and approved. (Jurgensen/Shelton, Passed)

Reports	
49 Minutes	Treasurer/Budget, Architecture Review, Irrigation, Landscape, Communications, Social,
Treasurer/Budget	<ul style="list-style-type: none"> • Sheryl gave the Treasurer’s report since Kyle was not able to attend. One item looked to be over budget because of the timing of a payment, but it should balance out of the course of the year.
Irrigation	<ul style="list-style-type: none"> • The water is on but the pumps have been shutting off due to what may be a motor issue. Caron Pump is aware of the issue. For now we will watch and wait to see if it continues or not. • The park will not be watered on the weekends. • The watering schedule is working well. • A meeting with Summer Lawns is scheduled for 4/24/14 to go over the punch list and work on getting everyone on the same page for how maintenance should be done and for communications procedures. • Sheryl suggested changing the Landscape Project RFP from landscaping one area at a time to an overall landscape design RFP that can be installed in stages as affordable. (Shelton/Mair, Passed) • Tuesday is the day that Summer Lawns will be in the subdivision.
Landscape	<ul style="list-style-type: none"> • A meeting with Summer Lawns is scheduled for 4/24/14 to go over the punch list and work on getting everyone on the same page for how maintenance should be done and for communications procedures. • Sheryl suggested, based on Allen’s idea, changing the Landscape Project RFP from landscaping one area at a time to an overall landscape design RFP, where the design can be installed consistently in stages as affordable. (Shelton/Mair, Passed) • Tuesdays will be the Summer Lawns maintenance days in the subdivision.
Communications	<ul style="list-style-type: none"> • Some of the Board members will try to obtain more emails by doing a door to door campaign for email addresses.
Social	<ul style="list-style-type: none"> • The Easter Egg hunt went well! Next year, notice that photos will be posted to the HOA’s website will be provided when RSVPing to attend. The photos will be posted in a password protected photo gallery on the website. • Sheryl reviewed the budget for events throughout the year. Jerry suggested moving some add’l budget to the 4th of July event to purchase either hotdogs and or hamburger as an incentive for families to attend the BBQ planned in the park.
Association Mgmt	<ul style="list-style-type: none"> • Advantage Idaho is working on getting bids for D&O and General Liability insurance and will present them at the next Board meeting.

Special Topics	
30 Minutes	Old Business, New Business, Announcements, Comments/Discussion, ..., Adjournment
Old Business	<ul style="list-style-type: none"> • Jerry apprised the Board the Eagle Scouts did not get back with him on an answer regarding a beautification project for the park entrance; the Board will include this in the Landscape Design

	<p>RFP.</p> <ul style="list-style-type: none"> • During the fence repair project, a homeowner had repairs made to the inside of the HOA maintained fence. She thought the repairs would be covered by the HOA. Based on circumstances, the HOA agreed to pay for half of the repairs for a total of \$125 – this expense did not adversely affect the fence repair budget. (Shelton/ Jurgensen, Passed) • Board Resolution 002-A signed into policy by all members present. • Board Resolution 004 presented and signed into policy by all members present.
New Business	<ul style="list-style-type: none"> • There is a low lying section of fence along Ustick Road that has been further accentuated by the higher pavement installed by ACHD. The Board will add this fence section to the landscape design RFP to address covering the utility boxes, which should also provide homeowners additional privacy. As well, the Board wishes to ensure the landscape assessment plan includes fence replacement plans, with a 6ft replacement option.
Announcements	<ul style="list-style-type: none"> • The HOA garage sale will be held Saturday, May 17th, from 8am-2pm. An ad will be placed on Craigslist for Boise and Meridian; banners will be place at all of the entrances and the corner of Ustick/Locust Grove. • Board meetings will be moved to the third Thursday of the month to better accommodate the schedules of the Board. However, May’s meeting will be held on May 22, 2014 (4th Thursday).
Adjourn	<ul style="list-style-type: none"> • Sheryl motioned to adjourn the meeting at 8:10pm (Bishop/Mair, Passed)

Next Board Meeting – 6:30P to 8:00P	
May 22, 2014	Advantage Idaho
Action Items	<ul style="list-style-type: none"> • Sheryl will obtain EGGstravaganza photos from Leah Southwick and will post to the password protected photo gallery on the website. • Sheryl to send E-Blast with an update on the EGGstravaganza with a link to the photo gallery. • Sheryl to obtain signatures from Kyle Peck and Miriam Thompson on Board Resolutions 002A and 004. • Irrigation committee will reach out to Caron Pump Co. regarding pump(s) assessment and need for repair/replacement and will report status to the Board. • Landscape committee will put up Garage Sale banners at the entrances on Monday, May 12th • Allen Mair will update ARC standing rules with suggested changes from the Board/ARC Cmte. • Kyle Peck to review financials and make recommendation if percent of budget is warranted by May 22nd (next Board meeting). • Becca Teets to provide insurance bid information at the next Board meeting. • Becca will ask Rusti to invoice Carrie Shuter for \$125 for half of the original fence repair costs

Respectfully submitted,
 Becca Teets
 Association Manager for Summerfield HOA

Jerry Shelton ,Summerfield HOA Secretary _____

Becca Teets, Advantage Idaho Association Manager _____