

minutes

April 21, 2014 Summerfield HOA Board Meeting					
Date:	5.22.14	Start Time:	6:36PM	End Time:	7:57PM
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	Kyle Peck, Miriam Thompson , Allen Mair, Sheryl Bishop, Becca Teets Guests: Jan Sylvester				
Regrets	Jerry Shelton, Eric Jurgensen				

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

Minutes Approval	
2 Minutes	Read minutes and discuss
Discussion	April 21, 2014 Board minutes were reviewed and approved. (Mair/Thompson, Passed)

Reports	
62 Minutes	Treasurer/Budget, Architecture Review, Irrigation, Landscape, Communications, Social,
Treasurer/Budget	<ul style="list-style-type: none"> • Kyle Peck advised Board that the reserve study could be done by members of the HOA and he didn't feel it was necessary to use a contractor for this. • Because of the late date that dues notices were sent, the HOA will send late notices the first week of June.
ARC	<ul style="list-style-type: none"> • Allen Mair reported an ARC request for compost bin was approved • The standing rules that describe the process for receiving and approving/rejecting an ARC request have been modified; initially the modifications were distributed to the ARC but Allen will distribute to the entire Board for feedback and approval.
Irrigation	<ul style="list-style-type: none"> • The lag pump and the main pump have been switched to prolong the life of the old main pump. There have been no more pump shutdowns since this switch was made on May 15th. • The current Main pump (previously Lag) is planned for upgrade in 2015 to an above ground turbine pump with a 40-yr life span. • The motor for the current Lag pump (previously Main) may have been rebuilt and or the bearings replaced in the past. Frank with Caron Pump is looking into it and will get back to Allen with status.
Landscape	<ul style="list-style-type: none"> • Sheryl Bishop was unable to revise the landscaping bid request before the meeting; she will distribute for approval via email.. • The trees along Ustick Road need trimming to meet Meridian City requirements of 8ft canopy over sidewalks. • Summer Lawns is going to install petunias. The landscape committee approved an add'l \$75 to add compost. It will be done after Memorial Day when the threat of frost is over.
Communications	<ul style="list-style-type: none"> • The HOA has over 170 emails for homeowners.
Social	<ul style="list-style-type: none"> • Garage sales on the 17th was a huge success; it seems adding the two signs on Locust Grove did increase traffic through the neighborhood • The Website Photo Gallery policy is working well; no one has voiced concerns regarding privacy issues. • Rob and Monica Vail have volunteered to help Alicia Brown organize the 4th of July BBQ/Bike Parade event
Association Mgmt	<ul style="list-style-type: none"> • Drive-throughs seem to working to improve the neighborhood. There have been few complaints about the process to-date. One homeowner has expressed a need for a disability exception regarding the trash container covenants • The tree on Locust Grove that is currently causing the lamp post to lean and will soon be impacting the Summerfield entrance sign;it should be removed within the next year to avoid damage to HOA property from the roots. If the tree and its roots are removed it may be possible to avoid

	<p>additional costs to maintain the lamp post.</p> <ul style="list-style-type: none"> State Farm says that the HOA is covered for dishonesty, but that information conflicts with information they provided to a previous Board member.
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Special Topics	
16 Minutes	Old Business, New Business, Announcements, Comments/Discussion, ..., Adjournment
Old Business	<ul style="list-style-type: none"> There is a sidewalk along 2035 Summerdawn that is in disrepair and ACHD hasn't fixed it yet.
New Business	<ul style="list-style-type: none"> An owner has requested a variance for the requirement to have a yard light. Their light was removed without approval from the ARC because there is a light across the street so they didn't think that it was needed for illumination. The light is required by the CCRs, but the Board will grant the owner a one-year variance to have the new yard light approved by the ARC and installed. Correction: Homeowner Repair Process was added to agenda erroneously; it was not addressed.
Announcements	<ul style="list-style-type: none"> The next event will be the 4th of July BBQ and Bike parade
Adjourn	<ul style="list-style-type: none"> Sheryl motioned to adjourn the meeting at 7:57pm (Bishop/Peck, Passed)

Next Board Meeting – 6:30P to 8:00P	
June 19, 2014	Advantage Idaho
Action Items	<ul style="list-style-type: none"> Kyle will <ul style="list-style-type: none"> talk to Rusti to work on breaking down long-term expenses for the Reserve Analysis follow up with Rusti about the Idaho Power line items that show a zero balance for the year. follow up with Rusti on Vial Fotheringham balances. Sheryl will <ul style="list-style-type: none"> email Kyle the President's Letter from the Annual Meeting and the accompanying spreadsheet with the 6 year plan. forward Kyle the Idaho Power representative's contact information. check with the City of Meridian regarding curbside pick-up for owners with disabilities. email SummerLawns about trimming the trees on Ustick to meet ACHD requirements and copy Becca on the email. email out the landscaping design request with updates and changes. talk to State Farm to verify coverage since there is conflicting information. contact Frank with Caron Pump Co. regarding the need to rebuild what is now the lag pump (formerly the main pump) Becca will <ul style="list-style-type: none"> have Rusti contact Kyle about the late notice format and making sure an interest warning is on the late notices. email Sheryl and Kyle the financials in Excel one week before future Board meetings email the April Financials to Kyle and Sheryl in Excel. check the Vial Fotheringham Covenant Review regarding fining. get a picture of the sidewalk by 2035 Summerdawn during her next drive-through. follow up with ACHD regarding the repair after Allen gets her the contact information. follow up with the owner request for a variance on the yard light. Allen will <ul style="list-style-type: none"> contact the other ARC members to request responses to the outstanding ARC request. email the proposed new ARC operating procedures to all members of the Board and Becca find the information for ACHD regarding the sidewalk repair by 2035 Summerdawn and forward it to Becca

Respectfully submitted,
 Becca Teets
 Association Manager for Summerfield HOA

Jerry Shelton ,Summerfield HOA Secretary _____

Becca Teets, Advantage Idaho Association Manager _____