

# minutes

## June 17, 2014 Summerfield HOA Board Meeting

|                   |   |                    |               |                  |        |
|-------------------|---|--------------------|---------------|------------------|--------|
| <b>Date:</b>      | 6.17.14   | <b>Start Time:</b> | 6:33PM        | <b>End Time:</b> | 8:36PM |
| <b>Location:</b>  | 1728 E. Summerridge Dr., Meridian, ID 83646   |                    |               |                  |        |
| Meeting called by | Scheduled   | Type of Meeting    | Board Meeting |                  |        |
| Minutes taken by  | Becca Teets, Association Manager – Advantage Idaho                                      |                    |               |                  |        |
| Attendees         | Eric Jurgensen , Kyle Peck, Allen Mair, Sheryl Bishop, Becca Teets Guest: Jan Sylvester |                    |               |                  |        |
| Regrets           | Jerry Shelton, Miriam Thompson  |                    |               |                  |        |

### Roll Call

|                  |  |
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| <b>1 Minutes</b> | <b>Quorum was met</b>                                |
| Establish Quorum | • Sheryl Bishop took attendance, the quorum was met. |

### Minutes Approval

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| <b>2 Minutes</b> | <b>Read minutes and discuss</b>  |
| Discussion       | May 22, 2014 Board minutes were reviewed and approved with one date correction. (Peck/Jurgensen, Passed) |

### Reports

|                         |  |
|-------------------------|--|
| <b>99 Minutes</b>       | <b>Treasurer/Budget, Architecture Review, Irrigation, Landscape, Communications, Social,</b>   |
| <b>Treasurer/Budget</b> | <ul style="list-style-type: none"> <li>• The Idaho Power bills were consolidated into one bill. The account numbers need to be clarified to make sure billing is being done correctly by Idaho Power.</li> <li>• The amount budgeted for several line items was reassessed now that the landscaping season is done. The excess funds from fencing repair will be redistributed to new landscaping accounts to cover expenses there.</li> <li>• The landscaping line items will be redone to reflect the following accounts: tree maintenance/replacement, lawn maintenance, shrub maintenance/replacement, flowers, and weed/pest control.</li> </ul>  |
| <b>ARC</b>              | <ul style="list-style-type: none"> <li>• No new ARC requests were submitted, though there was one inquiry about the feasibility of putting in solar panels.</li> <li>• The new ARC standard operating procedures will be posted on the website.</li> <li>• Sheryl will post information about how owners can take advantage of curbside pickup options from Republic Services if they have difficulties getting their trashcans to the curb. No allowances on leaving trash cans in view will be made at this time.</li> </ul>   |
| <b>Irrigation</b>       | <ul style="list-style-type: none"> <li>• Caron Pump reported that the change in pumps seems to be holding up well and they do not anticipate any further repairs being needed on the pumps this year.</li> </ul>   |
| <b>Landscape</b>        | <ul style="list-style-type: none"> <li>• Summer Lawn submitted bids for fall flowers, bark in the common areas, tree removal, and replacing an irrigation sprinkler box. <ul style="list-style-type: none"> <li>○ Fall flowers bid was approved as within budget.</li> <li>○ Bark for common areas was not approved. Allen will investigate the cost if the HOA does the installation.</li> <li>○ Three of the four trees on the bid were approved. The pear tree at the Summerheights entrance was not approved.</li> <li>○ The irrigation timer still functions, so it will not be replaced at this time. It will go on a list of repairs for next year when it can be better budgeted for.</li> </ul> </li> <li>• The landscaping committee approved \$600 for billbug control, which was within the budget.</li> </ul> |
| <b>Communications</b>   | <ul style="list-style-type: none"> <li>• Nothing new to report.</li> </ul>   |
| <b>Social</b>           | <ul style="list-style-type: none"> <li>• The details of the 4<sup>th</sup> of July BBQ and Bike parade are still be discussed and ironed out.</li> </ul>   |
| <b>Association Mgmt</b> | <ul style="list-style-type: none"> <li>• Of all outstanding CC&amp;R violations, only 4 properties were still in violation from the previous drive through.</li> <li>• The Board reviewed examples of yards and gave Becca instructions regarding how a property should look before a letter is sent.</li> <li>• The sidewalk on Summerdawn is on ACHD's list to be repaired. The ACHD estimate is that it will be</li> </ul>  |

at least 3 weeks before it will be repaired.

| Special Topics       |  |
|----------------------|--|
| <b>16 Minutes</b>    | <b>Old Business, New Business, Announcements, Comments/Discussion, ..., Adjournment</b>  |
| <b>Old Business</b>  | <ul style="list-style-type: none"><li>• Landscaping design bid request will be discussed at the July meeting.</li><li>• State Farm coverage appears to be adequate for the Associations needs.</li></ul>   |
| <b>New Business</b>  | <ul style="list-style-type: none"><li>• The pine tree on Summerridge will be removed as part of Summer Lawn's tree bid.</li><li>• No homeowners showed for the homeowner hearings.</li><li>• Summerfield does not have storm drains. Instead, the HOA has seepage beds with drains. Excess plant material and trash can block the drains and prevent effective draining of excess water.</li></ul> |
| <b>Announcements</b> | <ul style="list-style-type: none"><li>• The next event will be the 4<sup>th</sup> of July BBQ and Bike parade. The time is to be announced.</li><li>• The next Board meeting will be held on July 17, 2014. Becca will be out of town for training, so Pat Liddell will attend to represent Advantage Idaho.</li></ul>   |
| <b>Adjourn</b>       | <ul style="list-style-type: none"><li>• Sheryl motioned to adjourn the meeting at 8:36pm (Bishop/Mair, Passed)</li></ul>   |

| Next Board Meeting – 6:30P to 8:00P |  |
|-------------------------------------|--|
| <b>July 17, 2014</b>                | <b>Advantage Idaho</b>   |
| <b>Action Items</b>                 | <ul style="list-style-type: none"><li>• Kyle will<ul style="list-style-type: none"><li>○ Check on outstanding Vial Fotheringham balances</li><li>○ Talk to Rusti about how the budget should be adjusted to account for the new line items.</li></ul></li><li>• Sheryl will<ul style="list-style-type: none"><li>○ Go through the Gmail account and try to locate the old Idaho Power account numbers and verify those numbers against the new account numbers.</li><li>○ Post the new ARC operating procedures to the HOA website after Allen sends them to her</li><li>○ Email Aaron a response to his landscaping analysis.</li><li>○ Investigate replacement tree options for the Austrian Pine being removed.</li><li>○ Check how much curbside pickup will cost.</li><li>○ Sheryl will remove the form for trash can exceptions from the website and send out an email blast alerting owners to the curbside pickup option.</li><li>○ Sheryl will send an email blast reminding owners not to put their grass clippings and trash in the gutters.</li></ul></li><li>• Becca will<ul style="list-style-type: none"><li>○ Check with Rusti on how dues are applied to accounts with outstanding balances with Vial Fotheringham.</li><li>○ Check how budget items are distributed over the course of a year in the Advantage Idaho program.</li><li>○ Send a violation letter to the house on Summerplace with a POD storage unit on the driveway.</li><li>○ Have Rusti create the new accounts for tracking landscaping expenses.</li><li>○ Have Rusti check into the charges in the 8400 line item (fences) for accuracy.</li><li>○ Investigate trash can enforcement options other than involving legal counsel.</li></ul></li><li>• Allen will<ul style="list-style-type: none"><li>○ email the new ARC operating procedures to Sheryl and Becca</li><li>○ email Aaron with Summer Lawns questions on how much bark they thought was needed for the common areas and see if he can negotiate a lower price. He will also see if there are alternatives to cutting the pear tree down, such as cutting the roots that are lifting the light pole.</li></ul></li></ul> |

Respectfully submitted,  
Becca Teets  
Association Manager for Summerfield HOA

Jerry Shelton ,Summerfield HOA Secretary \_\_\_\_\_

Becca Teets, Advantage Idaho Association Manager \_\_\_\_\_