

April 13, 2018

Summer Trees Homeowner's Association, Inc., Summer Trees West

Minutes of Board Meeting

Thursday, April 12, 2018 at VFW, S. Williamson Blvd., from 6:05 – 7:21 pm

Calltoorder

- Pledge of allegiance
- Proof of Notice

Calling of roll.

- Present: Bill Roberts, Kathleen Mickens, Linda Pelle, Robert Rhein, Betty Szecsei, Tom Robertson
- Absent: **John Lyon**
- Members attending: 27 including Board

Proof of due notice of meeting.

- Posted Flyer April 9, 2018

Reading of minutes and disposal of any unapproved minutes.

- Minutes March 8, 2018 - Motion by Bill Roberts 2nd by Linda Pelle. Approval is unanimous.

Reports of the

President – William T. Roberts

- Received check for summary judgement of 26ST for \$29,346.04. Mr. Leone is pursuing some case law issues.
- Webpage being updated shortly , census up dated continually
- Financial reporting to owners – pie chart provided, breaking down where \$89 goes each month
- Clubhouse- Next week, the architect, City, and Bill will finalize plans to return clubhouse back to service.
- Need to address 17 ST
- Need to produce a profit / loss report
- 152 ML owes approx. \$5,000, but we will only get Safe Harbor (1year). Auction is delayed.

Vice President & Chair- Robert Rhein

- Working on Sale /Lease forms with Sue Deliso

Treasurer – Betty Szecsei

- Combined Savings and Checking: \$42,093.23
- Reserve: \$54,108.38
- Liens and arrears
- For the first three months of 2018 we are under budget \$3,550.50

Secretary – Kathleen Mickens

- Please return e- mail consent forms whether it's a Yes or a No.
- Van with flat tire on 2nd ST cul-de-sac taken away, repaired, and returned.

Directors -

Architectural – Linda Pelle

Homeowners are complying with the review letters they received and many improvements have been made including approximately six new roofs have been replaced.

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17 ST - There has been no contact since the roof was replaced. Owner was sent a 30 day warning letter on March 3, 2018 advising of either Code Enforcement involvement or we fix and she is billed. No response. The Board will discuss which avenue to pursue.

Grounds- Tom Robertson

Tom received nasty phone call from homeowner. Gayles Cone and Tom have a game plan and will execute it in good time. If you have a concern or request, RESPECTFULLY, contact Tom and a work order will be issued.

Communications – Leslie Tucker

- Town Crier

Unfinished business

Two no trespassing signs. Renters were warned multiple times to no avail. Owners/Property managers will be notified with a stronger demand.

New Business- Open to floor for discussion topics, 3-min.

Motion- remove three trees. Cost \$1,600. 107ML (in front & rear of unit; between 176/178 ML)

1st Bill Roberts 2nd Kathleen Mickens Vote unanimous

Motion- Cost \$758.24. Replace 8 screen panels, 2 sections of fence, wooden railings, front and side soffit of pool house. 1st Bill Roberts 2nd Kathleen Mickens Vote unanimous

Motion- purchase (2) \$100=\$200 UPS store pre-paid copy cards for printing HOA documents

1st Betty Szecsei 2nd Linda Pelle Vote unanimous

Motion- Explore options and cost estimated to replace deteriorated street signs. Cost request up to \$500.

Tabled until May 10, 2018 meeting. 1st Bill Roberts 2nd Kathleen Mickens Vote unanimous

Motion- To be pre-approved for line of credit to possibly purchase 107CP only for "Mediation Agreement" with loan payoff upon sale of 107 CP 1st Bill Roberts 2nd Kathleen Mickens Vote unanimous

Betty Szecsei and Bill Roberts are looking into a better rate for our CD when it comes due next year.

Tom and Gayles are tagging trees for hangers and damage. Just because a tree has a tag, doesn't mean it will be cut down.

Adjournment

Meeting adjourned at 7:21pm. Motion Kathleen Mickens, 2nd Bill Roberts. Vote: Unanimous

We will meet on Thursday May 10, 2018 at VFW, 6-8 pm

Signed: Kathleen Mickens-Secretary 2018