

Summer Trees Homeowner's Association, Inc.,

Summer Trees West

Minutes of Board Meeting

Thursday, February 13, 2020, New Hope Baptist
Church

Calling of roll.

- Present: Bill Roberts, Kathy Householder, Howard Worthington, Kim Irely, Tom Robertson
- Absent: **Bob Rhein & Warren Schreiner**
- Members attending: 26
-

Proof of due notice of meeting.

- Posted flyer (February 11, 2020)

Reading of minutes and disposal of any unapproved minutes.

- Minutes of January 9, 2020 Motion: Bill Roberts Second: Don Ross. Approval is unanimous.

Reports of the

President– William T. Roberts

Bill Roberts announced administrative appointments of Don Ross (in for Bob Rhein) and Kelly Nixon (to continue Kathy Householder's elected position until 2021). Appointed to the DEFERRED MISC. MAINTENANCE as Chairman is Gary Evans. Ronnie & Kathy Householder have assumed the Chairman duties of the compound. Judy Richotte will Welcome in new residents as the Welcome Chairman as well as complement Mary Austin with the Chairmanship of the Election Committee.

Bill read and paraphrased parts of a 1985 Wes Rivard letter addressed to the board at that time, alerting to the dangers of current leadership and its role in Summer Trees Association. Bill addressed an "ARE YOU AWARE" letter from concerned member. The legal

issues of 26 ST LLC were updated for the members present.

The upcoming annual members meeting, and election was discussed. There will be no election names because the vacancies were four and four people submitted names to fill the spots.

Vice President – BOB RHEIN ABSENT

Treasurer- HOWARD WORTHINGTON: No report available will have at the annual meeting Feb. 29, 2020.

Secretary – KELLY NIXON: No report. Planning calendar up to date for 2020.

Directors -

- **Pool** – Bill gave report for Warren. Bathrooms fully updated, wood rot repaired in pump room, and deck area.
- Compound- \$50 annual payment on schedule. A few items removed.
- Grounds- none
- Special Projects like - Compound- A need for vehicle registration
- **Architectural**– Linda Pelle Absent
- **Communications** – Kim Ireys
 - Town Crier
- - **Committees**
 - Census *In attendance Amber Reynolds, census up to date 97/3%.*

Unfinished business

- Terry Russell thanked everyone in the room as well as our entire community for uniting to make our beautiful area a better place to live, laugh, play and love. The pool key deposit refund request is now

in its 60^{V DAY} period and will sunset at the end of that time frame. Keeping up with the census is important in maintaining our ADA and 55+ age status.

• **MOTIONS PASSED UNANIMOUSLY WERE:**

1. Policy Register Owners tenants 2020 via "security form" project sent out by Kelly Nixon.
2. Approve drafting Operational function outlines 2020
3. Approve a records retention per FS720 for 2020

Opened to floor for discussion topics:

Hugh Sloan, Kathy Householder & Terry Nixon wanted to know more about the line of credit associated with the DEFERRED MAINTENANCE COMMITTEE. The answer was that Gary Evans makes recommendations for the board to consider as to the uses of the Line of Credit.

Adjournment

Meeting adjourned at 7:53pm. Motion Howard Worthington, 2nd
• Il Roberts. Vote: Unanimous

We will meet on Saturday, Feb. 29, 2020 at VFW, NOON-3pm for Annual Owners Meeting

Signed: Kelly Nixon, Secretary