



Summer Hill HOA Board Meeting Minutes

12 September 2024, 6:30 PM

ZOOM

IMPORTANT NOTICE – Since Covid we are currently using Zoom as it is more convenient for the Board Members and we have so few residents attending the regular meetings.

You do not have to “sign-up” for Zoom as a special app on your computer or phone. Just use the link that is posted with each meeting notice. At the end of the meeting, you will automatically be signed off. If you have any additional questions, please let us know on the Summer Hill email.

Meeting called to order by Jean Gauley at 6:30 pm

Board Members Present: Jean Gauley, Elizabeth Rontino, Nancy Elwell, Liz Beerman

Board Members Absent: None

Guests: Bert Hammond, Art and Rosie Arendall, Janet Hassell, Lynn and Dan Wilson, Barry, Mike Moran, Sandi Means, Hoffmans, Ken Stevenson, Craig Robillard

AGENDA

1. Established Board Quorum.
2. Proof of notice of meeting: email, permanent signage at entrances.
3. Approve minutes from June 13, 2024 regular meeting. Moved by Liz B. Seconded by Elizabeth R. Vote result: Approved
4. Budget/Financials through July 31, 2024, discussion and approval. Approval moved by Nancy. Seconded by Liz B. Vote result: Approved

A. Old / In Progress Business:

1. COMMITTEE REPORTS: Reports/Questions regarding the following committees:
 - a) ACC Architectural Control Committee. Report given by Renee Paul.
 - i. Processed and approved ACC requests this year: 19
 - ii. Pending at this time: 1 Denied: 0
 - iii. Ongoing clarification of ACC requirements
 1. Exterior Siding shingles – the standard is a weathered look.



2. Exterior colors – the term ‘muted earth tones’ in our CC&Rs is somewhat ambiguous. When in doubt the ACC goes by what is standard in the community and whether a desired color fits in the existing community. Large lot home exterior colors are evaluated on a case-by-case basis.
 3. Additional members are needed on the ACC committee. Currently Renee Paul is the only member. Being willing to work with people, able to compromise, and being familiar with the CC&Rs are assets on this committee. Let a BOD member know if you are interested in volunteering.
- b) Ponds and Ditches, ongoing. Report given by Liz Beerman
- i. Liz created a Ditches summary that was provided by email to all owners for this meeting.
 - ii. There has been some confusion as to whether the ditches are owned by the HOA or by GJ City. The HOA has requested proof of HOA ownership from the city. The city hasn’t provided this. Lynn and Dan Wilson reported that they have information showing that the Ditches are owned by the HOA.
 - iii. Last winter the HOA paid to have 30 feet of ditch vegetation cleared on each side of the culverts. Even though there was a significant rain event in June this year, there was no flooding of Summer Hill individual lots or homes. Ongoing maintenance of these areas is in our contract with WD Yards.
 - iv. The HOA will continue to clear vegetation from ditches during winter months as finances permit. Winter is the preferred time for this because labor rates are significantly less expensive then.
 - v. Lynn Wilson reminded the BOD that she and Dan Wilson are on the Ditches committee. They are writing some modifications to Liz’s written report.

B. New Business / Ongoing Board Activity:

1. Policy on Flags and Signs
 - a) Jean Gauley reported that the BOD is working on a policy regarding flags and signs. This will be finalized soon and provided to all owners. See additional note on this below in the Owners Open Form section.
 - b) Planting in common areas
This is not allowed. Some residents think that it is OK to plant in common areas if they do the planting. This isn’t permitted because when that person moves away, the HOA becomes responsible for those plants.
2. Jean Gauley – There are 7 BOD member positions. John Fleming and Kathy Moran recently resigned, and 3 positions are open. If you or someone you know would like to be on the BOD, have them contact a BOD member.



C. Owners Open Forum

- a. Craig Robillard asked for clarification on what residents are permitted to do within HOA and state regulations regarding flags and signs.
 - i. Jean Gauley: The HOA is permitted to regulate numbers, sizes, and locations of flags and signs. The BOD is working on details of a policy that may permit 2 flags and up to 4 signs per residence. When the policy is finalized soon, the policy will be provided to owners.
 - ii. Renee said that if residents fly state or national fly flags, they should fly them respectfully and follow regulations that govern this, including illumination at night when the flag is not taken down before dark.
 - iii. Renee Paul: Flying a flag upside down is disrespectful, but not illegal. However, this may be acceptable in an emergency.

Adjournment: Moved by Liz B. at 7:09 PM. Seconded by Nancy Elwell and approved.

Next Regular Board Meeting is November 14, 2024 via Zoom

Respectfully submitted:

Elizabeth Rontino
Summer Hill HOA Board Director

