

Summit Village Unit Owners' Annual Meeting

October 25, 2017

Summit Village Board Directors in attendance were: Andrew Bayer Interim Acting President; George Holland, Treasurer; Margaret Unfried, Secretary.

1. The sign-in process commenced at 6:45 p.m. Three additional residents were in attendance for a total of six unit owners. There were no proxies received.
2. Interim acting President, Andrew Bayer called the meeting to order at 7:00 p.m. Proof of notice of the meeting was confirmed by those present.
3. Andrew Bayer accepted a motion to suspend the reading of the minutes from the November 15, 2016 Summit Village Unit Owners' Meeting. It was seconded and approved without objection.
4. Mr. Bayer stated the primary purposes of the annual meeting: a) to elect Village Board Directors and a Master Board Representative b) to elect/appoint both a Vice President and Treasurer and c) to provide Summit unit owners with the opportunity to ask questions and discuss issues impacting the community.
5. Mr. Bayer reviewed the organizational structure of both the larger and village communities, especially the major committees and subcommittees of the Association as well as the roles of village board directors. Mr. Bayer reported on the Village President's role, as well as on the Village Vice President's role on the association's hearing committee. He stated that there were no hearings held this calendar year, but informed attendees of the types of issues heard in the past by the Hearing Committee. Finally, time was taken to discuss the timing and impact of the next major maintenance projects within the entire community: roof and deck replacements.
6. Mr. Holland, the Village's Treasurer and representative on the Association's Treasurers' Committee, gave an update on the budgeting process and the outlook for the 2018 Annual Budget proposal which will be presented to the Master Board at its November, 2017 meeting. In addition, he shared specifics about the roofing subcommittee's findings, projections for the start of roof replacements and the impact on the Reserve Fund.
7. Election of Village Directors: (It was determined that an Inspector of Elections was not needed on this occasion)
Mrs. Unfried nominated both George Holland and Andrew Bayer to serve as Directors of the Summit Village Board for two year terms. The nominations were seconded by attendees. Given that there were no additional nominations, both nominations were ratified by the unit owners in attendance. Mr. Holland nominated Mr. Bayer to be the Village's representative to the Master Board. He was elected by acclamation. As his first official acts, Mr. Bayer nominated Margaret Unfried to serve as the Village's Vice-President and representative to the Association's Hearing Committee and George Holland to serve as the Village's representative to the Treasurers' Committee. Both agreed to serve in their respective positions and were ratified by those present.
8. Unfinished Business: There was no unfinished business which needed discussion or to be acted upon.
9. New Business:
 - a.) Compliments were received regarding the recently completed rebuilding and paving of Pinnacle Way. However, there was a concern expressed about the paving over of more than one of the City Sewer Caps, which Bouchard had not been able to remove during the paving process. The concerns expressed were related to a) whether we are now meeting city codes

- (which would have to be addressed with Bouchard in a timely fashion if corrective action was needed) and b) whether the presence of fewer sewer caps would create additional expense for the association as closer access to underground pipes would be more limited than expected should work on them be required in the future. This will be brought to REI and the Board's attention for clarification and determination as to how to proceed. Information will be shared at the next Summit Village unit Owners' Meeting in April, 2018.
- b.) The status of gutter guard usage was questioned by a resident and whether their continued use was warranted in the future. Mr. Holland suggested that their initial usage was an inexpensive experiment and the reality is that they have not been durable or effective over the year(s). Mr. Bayer indicated that since the gutters are due to be cleaned at the close of the leaf dropping season, it was his understanding that the guards would be removed and not be replaced or used in the future.
 - c.) A positive comment was received about the appearance of the Belgian Block stones especially in the clubhouse parking lot. A question was raised about why they didn't extend them out further---beyond the sidewalk and prior to the intersection with Silversmith. An inquiry will be made.
 - d.) Discussion was generated concerning ways to increase unit owner involvement on the Village Board and at the Annual Unit Owners' Village Board meeting. Mr. Bayer shared what he had done in the short time since he assumed the President's role and sought other input. There are still two vacancies on the Village Board and he will attempt to make personal contact with unit owners over the next few months to encourage their direct participation on the Board and at meetings.
 - e.) Finally, there was an exchange of ideas regarding how many and when the next Village meeting(s) should take place. The idea is to keep the directors "up-to-date" on Association activities and issues affecting the larger community so that they can be effective resources for unit owners. Additionally, there may be issues that come before the Master Board or Treasurers Committee and representative input would be important and helpful to receive. Of secondary importance would be the opportunity to build and develop a team of knowledgeable unit owners who can foster a sense of neighborhood within our village. It was determined that we would hold our next meeting in April, 2018, and then a late summer meeting, if warranted, prior to the next Unit Owners' Annual meeting in late October or early November, 2018.

At 8:15 p.m. a motion was made by George Holland to adjourn the meeting. Joe Unfried seconded the motion and all present voted in favor.

Respectfully submitted,
Margaret Unfried, Secretary