

Summit Village Annual Unit Owners' Meeting

November 8, 2018

Board members in attendance: Andrew Bayer, President; Margaret Unfried, Vice President and acting Secretary; George Holland, Treasurer.

1. The sign-in process commenced at 6:45p.m. Nine unit owners were in physical attendance while three additional units were represented by proxies.
2. Village President Andrew Bayer called the meeting to order at 7:05 p.m. Proof of notice of meeting was confirmed by those present.
3. George Holland made a motion to suspend the reading of the last Summit Village Annual Unit Owners Meeting from October 25th, 2017. MaryAnn DiTullio seconded the motion. Without objection, the meeting minutes from the October 25, 2017 Summit Village Annual Unit Owners' Meeting were accepted and approved.
4. Andrew Bayer stated that the primary purposes of the annual meeting were a) to elect directors to fill current openings on the village board (2 two-year terms and 1 one-year term) b) to elect officers of the Summit Village Board (President, Vice-President, Secretary and Treasurer c) to elect the Summit Village's representative to the Master Board and d) to provide Summit Village unit owners the opportunity to ask questions and discuss issues impacting the village or larger community.
5. Andrew Bayer reviewed with those present the governance structure of the village (including the responsibilities of each village director) as well as the governance and committee structure of the larger Sterling Woods II community (current committees include: Landscaping, Maintenance, Hearing, Treasurers and Pool as well as important subcommittees related to upcoming major reserve projects: roof and deck replacement subcommittees).
6. As current vice-president, Margaret Unfried reported on this year's activity of the Community's Hearing Committee (on which she sits as our village's representative). In short, there have been three hearings to date in 2018 resulting from persistent violations of the association's rules: in this case parking violations and dog curbing responsibilities.
7. George Holland, the village's Treasurer, previewed the proposed 2019 Community-wide budget process and issues that the Treasurers committee considered and addressed in creating this coming year's Annual Budget Proposal. Among the items shared with those present included: a slight surplus anticipated to the current year's almost \$1.7 million operating budget; a slight overage to the reserve budget (due to costs related to tree maintenance/replacement); the recommendations of a reserve study which has changed the priority time schedule for major upcoming projects (resulting now in the replacement of decks (to begin in 2019) preceding the replacement of roofs (now anticipated to begin in 2021); it is anticipated that replacement of decks in the Summit would occur in 2023 (would also include the replacement of the railing system and would use composite materials Vs. real wood which means that maintenance costs would be minimal) and the replacement of roofs in 2025. George explained the impact that these two large total expenditures would have on our reserve budget (anticipated SW II costs: for decks \$2.5-3 million; for roofs - \$3.5-4 million) and why we keep increasing the amount of money we commit to transferring into the reserves from our operating budget. The Treasurers' proposed 2019 Annual Budget will be presented at the Master Board's next meeting on Wednesday, November 14th. Although the Master Board has the right to deliberate and make adjustments to the Treasurers proposal, it is anticipated that the total operating budget will be slightly above \$1.7 million and that common charges will increase somewhere in the neighborhood of 3%.

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8. A motion was approved to waive the need for an Inspector of Elections.
9. Election to the Village Board of Directors – Margaret Unfried was nominated and elected to fill a new two-year term since her current term has expired. There were no other nominations made from the floor for the other vacant positions: another two-year term and a one year term.
10. Andrew Bayer was nominated and elected to serve as Village Board President, as well as the Village's representative to the Master Board; Margaret Unfried was nominated and elected to serve as Vice President of the Summit Village and its representative to the community's Hearing Committee; George Holland was nominated and elected to serve as the Village's Treasurer and village representative to the community's Treasurers Committee.
11. An update was given regarding unfinished business from the October 25, 2017 village meeting: a) a sewer cap that had been inadvertently paved over during the rebuilding and repaving of Pinnacle Way was re-exposed; gutter guards have been discontinued and removed throughout the Summit Village and the entire SW II community due to their ineffectiveness.
12. Andrew Bayer discussed the work of the recently resurrected pool committee: a) the purchase of 7 sun umbrellas (5 of which will be placed strategically in stands around the concrete decking and 2 others that will be part of two new poolside table/chair combinations b) the pool now has a new look with a totally different brick coping, new tiles (both plain and decorative) along the inside wall of the pool and a new blue quartz plaster finish within the pool. It is the hope of all involved that the additions will add to the overall enjoyment of the pool area and attract new users of the facility.
13. New Business items included the following: a) Andrew sought input from attendees concerning a suggestion made in the past regarding the purchase and installation of a heater for the pool. (It was the consensus of those present that the minimal extension of the pool season or the potential increase in the number of pool users would not justify the system cost, its installation and increase in operational and maintenance expenses; a hot tub was a substitute suggestion); Andrew sought input on his suggestion that we consider holding a Summit Village Block Party in the upcoming spring or summer as a means to generate a sense of community within the village and interest in the village board (Attendees present supported the idea and Catherine Regan and Lydia Mafaraci expressed interest in working out the details of and planning for this activity); finally, Andrew suggested scheduling a mid-year meeting in the spring prior to this event. He also sought input on the scheduling of our annual end-of-year required Annual Village meeting. (Those present like the current placement at the end of October/early November so that they can hear especially about the proposed following year's budget and report of the Treasurers committee's work.)
14. Open Communication from attendees included: a) Lydia Mafaraci made a suggestion that the Master Board consider installation of signs to help visitors more easily locate units within a village, as needed; b) Catherine Regan expressed concern that with the onset of earlier darkness during the "standard time" months, that those community members either running or walking for exercise or those walking pets are at risk of not being seen. She suggested that those doing so be informed (via newsletter) of this safety concern and recommendation to wear reflective clothing/footwear when out after dark; c) Catherine Regan requested that benches (made from composite materials) for resting or just enjoying the surrounding landscape be placed strategically throughout the community so that residents have a way to get out, exercise, and rest, as needed. She suggested contacting Kelly at Timber Oaks (another REI property) for details on their benches; a suggestion was made that when decks are replaced to consider giving end unit owners the option of not having a privacy wall at the end of their unit. Open discussion followed each of these matters and Andrew committed to sharing them with the Master Board.
15. A motion to adjourn was made by George Holland and seconded by Andrew Bayer. The meeting was adjourned at 8:15 pm.