

Summit Village Annual Unit Owners' Meeting

November 6, 2019

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. Seven unit owners were in physical attendance while two additional units were represented by proxies.
2. Village President Andrew Bayer called the meeting to order at 7:00 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 November 8th, 2018. Margaret Unfried seconded the motion, making reference to the fact that they appear on-line. Without objection, the meeting minutes from the November 8th, 2018 Summit Village Annual Unit Owners' Meeting were accepted and approved.
4. Andrew Bayer stated that the primary purposes of the village's annual meeting were a) to elect directors to fill current openings on the village board (The two-year terms of Andrew Bayer and George Holland are expiring and there is an open one-year term available) 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 both the village and 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, Pool, as well as an ad-hoc social committee. In addition, there are important sub-committees related to upcoming major reserve projects: roof and deck replacements).
6. As current vice-president, Margaret Unfried reported on the activity of the Community's Hearing Committee (on which she sits as our village's representative). In short, there have been no hearings to date during this year.
7. George Holland, the village's Treasurer who represents our village on the community's Treasures committee, previewed the proposed 2020 Community-wide budget process and issues that the Treasures committee considered and addressed in creating this coming year's Annual Budget Proposal. Their proposal will, most likely, include a 1.74 million dollar operating budget supported by a requested 4-5% increase in common charges (in part so that we can increase our contribution to the Reserve account). Among the items shared with those present included: this year's budget is "on target"; there is a slight surplus anticipated in the current year's operating budget (it will be the recommendation that we transfer any surplus into the reserve account so that we can build that fund in anticipation of some major projects); the time schedule for major upcoming projects (roofs and decks) has been continually reviewed by the Master Board and the Treasures committee has been modeling different scenarios and analyzing the financial impact of each on the reserve account; knowing that these will be very costly major projects that will occur one following the other (or concurrently depending upon timing), we keep increasing the amount of money we commit to transferring into the reserves from our operating budget. The Treasures' proposed 2020 Annual Budget will be presented at the Master Board's next meeting on Wednesday, November 13th. Although the Master Board has the right to deliberate and make adjustments to the Treasures proposal, it is anticipated that the total operating budget will be above \$1.7 million and that common charges will increase somewhere in the neighborhood of 5%.

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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 – Andrew Bayer and George Holland were nominated by Margaret Unfried and re-elected to fill new two-year terms since their current terms had expired. Tom Roode was nominated to serve an open two-year term. He was elected by those present. There were no other nominations made from the floor for the other vacant position: 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. Tom Roode will be serving "at large".
11. An update was given regarding unfinished business from the November 8, 2018 village meeting: a) a village block party was not held given that the Master Board held a pool reopening party following the replastering of the pool and purchase of new furniture b) discussion was held regarding the necessity of a mid-year village board meeting. It was decided to remain "flexible" and responsive to need c) Andrew reported that he had brought to the Master Board's attention suggestions made during last year's annual village meeting and updated them on the director's reaction /response.
12. New Business items included the following: a) an additional attempt to increase "community" within our village and participation on the village board was suggested (given that last year's attempt was pre-empted by the larger community's "pool party") and we will attempt to organize some sort of coffee and donuts (or dessert) or a wine, cheese and crackers get-together take place in the early spring. Lydia and Andrew will work on this. b) results of the community-wide survey conducted by the Master Board were reviewed.
13. Open Communication from attendees included discussion regarding a murder in the Sterling Woods II community and the reassuring forum held at Police Department headquarters. The Board will be investigating measures that could enhance owner/resident safety.
14. A motion to adjourn was made by George Holland and seconded by Andrew Bayer. The meeting was adjourned at 8:25 pm.