

Summerfield HOA

Special Meeting

June 23, 2009

Open Meeting: 7:30 pm New Life Church

Present at meeting:

- Chou Ta (HOA President); Kori Kickbush (HOA Vice President); Nicole Topel (HOA Treasurer); Galen Dietz (HOA Member at Large)

Business:

- Merger of CC&R's
 - Covenants, Conditions, Restrictions and Reservations
 - Why Merge
 - Current State: Two separate governing documents
 - Valley Faire I (40 homeowners)& Valley Faire III (72 homeowners)
 - The two CC&Rs require us to have two separate boards to run the associations
 - Currently we don't have enough volunteers to have two separate HOAs
 - For years, we have been functioning as one association; therefore the Board is operating under good faith
 - Everyone is paying for maintenance expenses to upkeep the Summerfield entry way, cost of rebuilding the fence along Maple Valley Hwy, and sharing costs for all common areas
 - Brings unity to our neighborhood and clarity in our governing rules operating officially under one association
 - How do we Merge
 - The Board hired attorney Carrie Bixel, to help with our legal process in merging the two separate CC&Rs
 - This process is not cheap as other law firms were quoting us more than \$300/hr whereas Carrie will only be charging us at a discounted rate of \$100/hr for her time
 - Total projected hours to get the merger completed is around 30 hours
 - Carrie will discuss the details on how to proceed...
 - Carrie Bixel - Summerfield HOA Merger
 - Merger will give board authority to govern as one board
 - Merger will give consistency with HOA dues
 - Process had been talked about and started, but *never finished* (never filed with the Secretary of State)
 - Summerfield HOA Merger will need a proper vote (this is very important)

- Please help the board get everyone to meeting/quorum to vote or help gather signed proxies
- After the vote from both Valley Fair I and Valley Fair III the first merger documents will be filed with the Secretary of State
- There is a 30-day period to wait before the final merger can be filed
- File final papers for approval by Secretary of State
- Looking at changing name from Valley Fair I and Valley Fair III to Summerfield
- HOA are non-profit organizations in Washington
- Next steps
 - Copies of the merged CC&R's
 - Another special meeting to vote on merger
 - 75% approval from each (VF I and VF III)
 - Upon approval CC&R's filed with Secretary of State
- Fence Update
 - What we know
 - The West and North fences are the Association's Responsibility
 - Maintenance of fence was not included in the original 2009 budget
 - What we've done
 - Notified all West Fence Homeowners
 - Notified all association members
 - Begun to determine next steps for fence maintenance
 - Revising the 2009 budget
 - Maintenance Plan
 - Going forward, any repairs to the North or West fence must be approved by the Architectural Committee.
 - We will have a revised fence maintenance plan completed in the Fall.
 - What if you already replaced or repaired your fence?
 - Please notify the Board in writing (email or PO Box)
 - Based on estimates we receive, we will determine a materials reimbursement value per foot. This amount will be credited to your account, to be applied toward future dues.
 - Why a "credit to account" instead of cash?
 - The Association's revenue is fixed
 - No fence maintenance was planned for 2009
 - Many of the Association's expenses are fixed
 - We have made moves to better align our expenses
 - Dismissed Windermere Property Management
 - Hiring an experienced accountant
- Architectural Control Committee (ACC)
 - All homeowners must get approved by the entire ACC at least two weeks prior to starting any project. (General Construction, Painting, Roofing)
 - The forms for all projects are available on the Summerfield website <http://www.summerfieldhoa.org/>

Closed meeting: 8:30 PM