

Summerfield 2010 Annual HOA Meeting

Meeting Agenda

January 26, 2010

Open Meeting: 7:00pm New Life Church

Present at meeting:

- Chou Ta (HOA President); Kori Kickbush (HOA Vice President); Sherril Gerell (HOA Secretary); Nicole Topel (HOA Treasurer); Galen Dietz (HOA Member at Large) absent; Barb Simeona (Accountant) and 27 homeowners

Meeting Minutes: 2009 Annual meeting minutes approved by unanimous vote

Agenda:

- Vote on Past Years Annual Meeting Minutes
- Review 2009/2010 Projects
- Budget 2010/Review FY 09
- HOA Dues (\$300)
- Open Board Position (Treasurer)
- Proxy Voting
- Q & A

2009 Projects:

- West Fence: Legal interpretation of CC&Rs & HOA responsibility. Maintenance repair work completed.
- North Fence: Completed cost estimate/replace schedule for 2010.
- Arborist Service: Revisit by Arborist to clarify home/trees of concern. Homeowners notified.
- CC & Rs: Proposed revisions to the CC&Rs. Obtained attorney services. Drafted proxy
- Established Due Process: Dues/collection letters, HOA dues by January 1st, and violation letters.
- Terminate Management Company (Windemere Property Management): Hired an accountant for Summerfield HOA (Barb Simeona). Set up new accounting software. Established reimbursement form, signed collection contracts, established bank account, set up PO Box account and established official volunteers to help paint over graffiti along North fence.
- Neighborhood Activities: Spring/Fall cleanup, Summer Picnic, Holiday lights set up at entrance, Holiday contest, caroling & hot cocoa gathering.

- Summerfield HOA Website: David Hatch (design/maintain website), Photos of neighborhood activities, CC&Rs, HOA meeting minutes.
- City of Renton: Abandoned cars/bicycles, attended various meetings held by City of Renton (i.e. grant meeting, graffiti info, block watch. Landscaping information.
- BAU (Business as usual): Renew insurance contract, reforecast 2009 budget, credited 2010 budget, pay monthly bills, renegotiated terms of landscaping contract, newsletter.
- Completed Work: Took down holiday lights at entrance (Les Dietz & Gene Baesler), replaced entry wiring and lights (Les Dietz & Joe Miller)
- North Fence: Schedule to replace work over a 2 year period, timeline and cost.
- CC&R's/By Laws/Rules & Regulations: Special meeting-voting on 2/23/10 at 7 pm at New Life Church, Consolidate/merger of VFI and VF III CC&Rs, Proxy-voting.
- Community Picnic: Saturday June 26,2010
- Garage Sale: Fri/Sat April 23 & 24,2010
- Spring Clean up: Saturday May 15, 2010
- Fall Cleanup: Saturday October 16,2010
- Entry Isle: Striping for better visibility at night
- Holiday Decoration Contest: volunteers needed, date to be announced.
- Mailboxes: Replacement work-possible grant from City of Renton, volunteers needed to head up grant writing.
- Block Watch: volunteers needed

New Business:

- Treasurer reviewed 2010 budget
- Martin Murayama was voted in as HOA Treasurer to replace Nicole Topel (resigned)
- Voted in two new Architectural Control Committee members, Richard Desler and Bruce Gibson. Les Dietz and Gene Baesler will remain on the committee. David Hatch and Galen Dietz resigned from ACC.
- Voted and approved to move forward on replacing approximately 600 more feet of the North fence. Work to begin in February 2010.
- Homeowner's due will remain the same as last year at \$300.

Next meeting: February 23, 2010 at New Life Church. 7 pm to vote on consolidation/merger of CC&Rs for VF I and VF III.

Closed meeting: 9:00 pm