

2018 ANNUAL MEETING MINUTES

Summerville Homeowners Association, Inc.

September 25, 2018 @ 5:30p.m. – 637 North Avenue. Meeting called to order by Mark Shoberg, Bray HOA

In Attendance (Board & Management)

Bob McGill
Crystal Dunn

Mark Shoberg
Savannah Kohagen

Notice of Quorum Achieved

With three proxies received and five unit owner's present, it was announced that quorum had been achieved.

Discussion on Upcoming Projects

Mark Shoberg opened the discussion on upcoming projects.

1. The gutters on the front of units 1-13 still have not been put on. Units 14-19 appear to have gutters.
 - Bray HOA will obtain bids.
2. Tree maintenance & trimming.
 - A tree was taken down (that was not supposed to be taken down) and the stump still remains.
 - Bray will reach out to the vendor and ask why they cut down the tree (across from unit 5 by the fire hydrant).
 - Bray will obtain bids to remove the stump.
3. Decks
 - Mark explained that the decks are a "limited common element" so the HOA may share the cost of repairs.
 - Board Member Crystal Dunn stated that previously, the HOA paid for the decks. Mark Shoberg said that the Board could create a policy stating that

the decks are the sole responsibility of the HOA, but repairing all the decks would come with a hefty Special Assessment.

- Bray HOA can get bids and make a plan with the Board to repair a couple per year. Mark recommended replacing with Treks Decking.
- The state of each deck varies.

4. Stucco Loan

- Savannah Kohagen (Bray HOA) explained that the stucco loan would be paid off, at this rate, in 2024. This loan was taken out before Bray HOA took over managing.

Budget

Mark Shoberg opened discussion on the proposed 2019 Budget.

1. Mark explained that the loan payment amount was not included in the original proposed budget.
2. The money taken by the previous management company, A Better Alternative was discussed.
 - a. The HOA will not file a claim with insurance until Debbie Campbell is officially indicted.
 - b. The amount that was taken was approximately \$22,000.
 - c. Debbie has made two payments totaling approximately \$13,000.
 - d. Once the insurance claim is complete, the HOA hopes to receive the remaining \$9,000 owed.

There was a motion to keep monthly dues the same at \$215 per month.

Motion: Bob McGill

Second: Shelley Faith

The motion passed unanimously.

All excess will go towards Reserves for upcoming repairs and projects.

Elections

Mark explained the job duties of a Board member and asked if anyone was willing to serve.

Bob McGill volunteered to serve again as “President” on the Board. There was a unanimous vote by the present owners to reelect him.

Crystal Dunn volunteered to serve again as "Secretary/Treasurer" on the Board. There was a unanimous vote by the present owners to reelect her.

Chris Liddle volunteered to serve as "Vice President" on the Board. There was a unanimous vote by the present owners to elect him.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting.

Motion: Crystal Dunn

Second: Bob McGill

The 2019 Annual Meeting was adjourned at approximately 6:15 p.m.

Robert McGill

Signature

9-17-2019

Date