

2021 ANNUAL MEETING MINUTES

Summerville Homeowners Association, Inc.

May 5th, 2021 @ 3:30p.m. – 640 North Avenue. Meeting called to order by Mark Shoberg,
Bray HOA at 3:32PM

In Attendance: Board & Owners: 6 Proxies: 8 Total: 14

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|--|-------------------------|
| 1. Shelly Faith | 7. Anne Magill- Collins |
| 2. and Robert McGill (2 Units) | 8. Lauren Annino |
| 3. Pamela Hillard | 9. Crystal Dunn |
| 4. Chris Liddle | 10. Milton Christenson |
| 5. Rita Peterson | 11. Sylvester Ellinger |
| 6. Linda Dunn on Behalf of the Cook Family Irrevocable trust | 12. Toby Mason |
| | 13. Erik Knight |
| | 14. Tracy Baron |

Management in Attendance

Mark Shoberg
Cayce Benton

Notice of Quorum Achieved

12 Units needed and 14 Owners/Proxies Present

With eight proxies received and six-unit owner's present, it was announced that quorum had been achieved.

Mark Shoberg opened the discussion By Approving the 2020 annual Minutes.

- Pam Hillard Motion 1
- Bob McGill 2nd motion
- Approved

Discussion on Upcoming Projects

Mark Shoberg opened the discussion on upcoming projects.

1. Roof Loan and Special Assessment
 - Mark discussed the process of the initial insurance policy and what the process had been to obtain a new insurance policy with Farmers insurance. There was a windstorm in Oct. of 2019 and a few shingles were found in the parking lot. St. Farm was called and a wind claim was filed. The claims adjustor found there was

not enough wind damage for a claim. The agent also informed Bray HOA that their policy did not cover the roofs from wind/hail damage. Bray HOA put the policy out to bid for full-exterior coverage, which was mandated coverage by the CCRs. Farmers was chosen and roofers were sent out for bids.

- Two bids were received, but three roofing contractors went out and they all agreed with the claim's adjustor: no major wind damage but there were 2-3 years of life left in the roofs. Damage was mostly from the sun.
 - Mark Discussed what the process has been to get a loan for the special assessment for roof replacement.
 - Mark Shoberg discussed that there would be a new roof loan added to the existing loan for stucco which would be through Timberline bank.
 - i. The new loan would be around \$170,000 at a 6.5% interest rate.
 - ii. This would raise homeowner's dues by around \$5.00 a month per unit for the next 10 years.
 - iii. The roofs currently have around 2-3 years left as of 2019.
 - Linda Dunn on Behalf of the Cook Family Irrevocable trust questioned why not wait until the end of the 2-3 years to get the loan.
 - Mark Shoberg responded to Linda Dunn on Behalf of the Cook Family Irrevocable trust with supporting details and options. It has been a couple of years already and the roofs are at the end of their lives, according to every contractor that looked at them.
 - Chris Liddle questioned how long it had been since roof had been replaced.
 - Mark Shoberg responded that no one knew, but that the roofers agreed the roofs are at the end of their useful utility.
2. Bob McGill motioned to approve special assessment with a 10 new roof loan in addition to old loan.
- Rita Peterson 2nd Motion
 - In seat 5 yes, 1 no
 - Proxy 8 yes
 - Equaling 13 yes for a total of 67% needed to approve the special assessment/loan.
 - Special assessment Passed.

Budget

Mark Shoberg opened discussion on the proposed 2021 Budget.

1. Rita Peterson motioned to approve proposed 2021 Budget.
2. Shelly Faith 2nd Motion
3. In seat 5 yes, 1 no
4. Majority in Seat
5. Proposed 2021 Budget passed

Elections

Mark Shoberg announced that they Board had already been elected for 2021.

President- Robert McGill

Vice President- Rita Peterson

Secretary/ Treasurer- Pamela Hillard

Open for Discussion

Mark Shoberg opened the floor for any other discussion.

Bob McGill said that Alpine Trees would be out on Friday May 7th to do some spring cleaning and trimming on tree limbs and dead trees.

Mark Shoberg mentioned to keep an eye on the juniper trees and wasps to see if having a exterminator spray twice a year could be helpful in the future years, as this would have to budgeted into the annual budget.

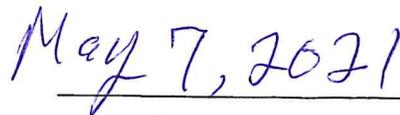
Adjournment

With no further business to discuss, Mark Shoberg Adjourned the Annual Meeting

The 2021 Annual Meeting was adjourned at approximately 3:57 p.m.



Signature



Date