

Sommer Place HOA Neighborhood Meeting Minutes
Sommer Place Park Pavilion
September 18, 2011

Ice Cream Social 3-3:30pm

Meeting Start 3:40pm

I. Introduction of Directors

Adam Chaddock -President
Jeremy Howard – Treasurer (not present)
Andrew Ryon-Director
Jennifer Ward-Secretary
Alicia Staubus-Director
Mubeen Khan-Director
Jason Bloms-Vice President

II. Mission of Sommer Place HOA

-Preserve/Maintain home values
-Safety of our families/homes
-Maintain the Covenants

III. Formation of Sommer Place HOA-Adam- The builders changed the bylaws and decided to turn over the HOA now rather than when 75% of entire neighborhood is complete. A letter was sent by the builders via USPS to all homeowners asking people to volunteer to run for the board of directors. The elected board of volunteers are still in the process of organizing the HOA including: developing an estimate of the budget, collecting lawn care bids for common areas, acquiring insurance for the HOA and common areas, developing a website for better communication with homeowners.

IV. Budget-Adam/Andrew-An estimated budget was provided as a handout. Being a new process, this is an estimate. The board is still in the process of collecting bids for lawn maintenance and is unsure of exact attorney fees and mailing expenses, as a few examples.

V. Assessments- Adam-The assessment fee of \$150 was the amount allowed in the bylaws already developed by the builders that all homeowners received on purchase of their homes. Because of the uncertainty of the exact budget for the first year, collecting this amount will allow the HOA to pay all expenses with a small reserve (see estimated budget). Approximated 80% of homeowners have paid their assessments. The HOA board hopes it is not necessary, but will place liens on homes that do not pay the annual assessment.

VI. Website/Communication- Adam-SommerPlaceHOA.org -This was anticipated to be in place before the meeting but the website administrator did not have it ready in time. The board members have hand delivered door to door three letters now explaining the formation of the board, the assessment and due dates, and the neighborhood meeting with a reminder of due dates. The board apologizes for those who did not receive these communications. No funds were available to the elected board to send mailings via mail so items had to be hand delivered initially. Future communications will be via the HOA website, the Sommer Place Facebook site, and via USPS depending on the urgency of the information.

VII. Street Captains-Alicia Staubus-announcement of street captains. These individuals will be a contact person for each street. More information will be available about street captain responsibilities soon. Street captains to have a brief meeting after the group meeting. Street Captains are as follows:

-Angie Guillette-Hazel Nut Dr./Buckthorn -Bobbie Chawla-N Basket Oak
-Elaine Kirby-Ironwood Dr. -Erika Rutherford-Sommer Pl

- Kelly Khan-N. Sumac
- Paola Hinton- W. Willow Oak Ct.
- Scott Gardner-White Fir Dr.
- Leslie & Joe McMahon-Grand Fir Dr.-
- Sandy Gallant-Jones- N Buckeye Dr.
- Stacey Cignetti- W. Red Cedar Ln

- VIII. Covenants-** Adam Chaddock-covenants will be enforced to maintain home values
 -Discussion of different covenants for different parts of the neighborhood, the HOA hopes to develop one set for the entire neighborhood
 -Discussion of mailboxes-many homeowners have approached board members already with complaints about varying mailbox styles in place. The current covenants require each home to have one common mailbox approved by the builders (the black metal found in back half of neighborhood). Information about where to purchase these will be available on the HOA website. The builders may have a supply that can be purchased.
- IX. Committees-**Sign up sheet available at the check-in table for volunteers, information will be available on the website for how to volunteer and contact information
 -Landscape Committee-Mubeen Khan (Chair)
 -Covenant Committee –Adam Chaddock (Chair)
 -Social Committee –Alicia Staubus (Chair)
 -Neighborhood Watch Committee –Jennifer Ward (Chair)
- X. Question&Answer-**
 -**Taxes on common areas?** Adam-unsure, we will check on this
 -**Who decided the HOA would be started?** Adam-this was determined by the builders because they have the authority to change the bylaws at anytime. The only means to stop this would have been to sue the builders.
 -**Why was I not told I could sue the builders?** Adam-legal action could have been taken by any of the homeowners at any time. The elected HOA members received the letter that was mailed to the neighborhood and responded.
 -**Mailbox locations? Required mailboxes?** -Adam-unsure why a street in the neighborhood has mailboxes on one side only, we will investigate this, information will soon be available about the location to purchase the required mailbox.
 -**Issues of safe driving? Speed bumps? What about removable speed bumps?** -Adam- we will have to investigate this idea. The new stop sign has helped with decreasing speed. The HOA was not responsible to having the stop sign placed.
 -Homeowner comment-having a speed bump makes it more difficult for snow removal
 -**Maintenance of open lots?** Adam-The builder who owns the lot is responsible for maintaining the lot for the grass to be less than 6 inches. If living next to this lot, start by complaining to the city about lots with long grass, excess runoff. The HOA board needs to determine a process for dealing with the builders not maintaining lots as they are in the process of starting development of other phases.
 Jason Bloms-the builder will be fined by the city if they do not contain the dirt and maintain the lot, the city would be the one to enforce this on the builders
 -**Question of having a liaison for Dunlap Schools? The school board is voting on all day kindergarten in 2012-2013 at the October session.** Adam- the board will discuss the possibility of a liaison for Sommer Place with Dunlap Schools.
 -**Changing of covenants?** Adam- making a change to the covenants requires a vote by the homeowners
 -**Front part of neighborhood with condos?** Adam-this part of the neighborhood is not under HOA jurisdiction; we have been in discussion with builders because they use the same entrance, same common areas
 -**How many meetings per year-**Adam-laws regulating HOA's of this size mandate at least one meeting per year, the board has not determined yet how often they will meet
 -**Question of the wording of the last letter? All homeowners did not receive these letters that were hand delivered?** Adam-It was not meant to be offensive, but direct because this was the third letter addressing assessments and the due date.

Meeting adjourned 4:40pm

Sommer Place HOA Budget

Budget Year	9/1/11 - 8/31/12
Income	
Dues (200 homeowners @ \$150/each)	\$ 30,000
Total Income	\$ 30,000
Expenses	
Common Area Maintenance:	
Mowing	8,000
Sprinkler Maintenance	1,000
Weeding	600
Mulch Beds	1,200
Fertilzer Program	1,500
Landscape Bed Maintenance	600
New Plantings (trees, flowers, etc.)	2,500
Miscellaneous Repairs	500
Utilities	
Water	1,500
Electric	400
Meetings (semi-annually @ \$500/each)	1,000
Insurance	1,440
Accounting Fees	1,000
Attorney Fees	1,000
Website	975
Printing	600
Postage	250
Registration/Filing Fees	250
Bank Charges (checks, deposit slips, etc.)	200
P.O. Box	50
Total Expenses	\$ 24,565
Reserve Fund	\$ 5,435