

**Summerdale Homeowners Association Annual Meeting
6/30/21 Agenda and Meeting Minutes**

1. Call to order
 - a. Welcome to everyone
 - b. Introductions of all board members
2. Financials
 - a. Grey went over the financial income statement in detail
 - b. Went over 2021 budget
 - c. Grey likes to get \$20-30k per pond in reserve (\$80-100k in the pond account total)
3. Election of 2 board members
 - a. Expiring terms for Paula Foster and Maren Smith
 - b. 3 nominations: Paula Foster, Maren Smith, and Tiffany Pope
 - c. Votes were taken
 - d. Grey tallied all votes
 - e. 2 open board positions are now for Paula Foster and Tiffany Pope
4. Questions and answers
 - a. We now take care of lawn maintenance for phase 7 including replacing cedar trees, cut grass and inspections
 - b. Phase 7 is us, phase 8 is not; phase 8 is Summerdale North and not us (we don't have to take care of any of their things)
 - c. Phase 8 has a pond of their own
 - d. Phase 7 has an additional pond that Summerdale will have to maintain, inspect, etc.
 - e. Huge amount of dirt concern over there- that belongs to Summerdale North and will be their responsibility to maintain
 - f. Who takes pictures? We have pride in our neighborhood- all homeowners should be taking pictures of violations, not just the responsibility of board members
 - g. Concern of ant hills and tree branches down- we first have to find out if the farm trees are on homeowners property or on the other side of the fence, send concerns and pictures to Grey so that landscaping can be contacted; sending these pictures to Grey does not add to our HOA cost from Pindell Wilson
 - h. Question about having an interest in another neighborhood sign off Bridge Street- would cost \$5-10k to add to our dues and need a vote
 - i. Concern of speed of cars- our streets are publicly maintained streets; we can't do anything
 - j. Someone wanted to insert speed bumps- another homeowner spoke about how she went to the city and tried to get this done but was told no because emergency vehicles need to get through
 - k. Culdesac and sidewalk cover fell off- submit to the city, HOA can't do anything to help with this
 - l. Concern about the extra amount from dues and why we have extra-
 - m. Lost land from damage- backyard is the homeowner's responsibility to take care of this; other homeowners shared what they've done recently and in the past to fix this issue; suggestion to get together with the close neighbors to get a solution if they had the same issue
 - n. Management fee- for meetings, taxes, insurance, bills, pond inspections and maintenance
 - o. If a homeowner went to the city about a concern, would Grey represent us? The concern with grass in the cracks of the sidewalks so we would be better to get a signed petition to take to the town of Fuquay
 - p. Why are we putting \$36k in the pond reserve?- there is a different account for about \$8k to pay for the monthly inspections, pond maintenance, and annual inspection
 - q. HOA fees have gone up the past 2 years but not before that; it had been a while- in order to put more money in the pond accounts but dues can't be raised more than a certain percentage per year according to our covenants
 - r. Management keeps \$10k in the operating account that will get us by in paying bills for a few months; the rest of the prepaid dues goes to another account to accrue some interest and then is taken out throughout the year when needed
 - s. Why is extra going to the pond reserve?- to get us to the \$80-100k goal

- t. Concern from a homeowner about having already paid, but the accounting person at PWilson didn't verify- Grey will speak to him privately after the meeting
 - u. Commercial vehicles allowed? No, unless it is smaller and can fit in your driveway; no giant trucks and emergency vehicles have to get through on the roads
 - v. Covenant rules state we can fine for parking on the street but it can't be enforced with a lien on the house
 - w. Social money is set aside for a block party or something similar but no one takes advantage of this so far; board asked for help on many, many committees
 - x. Suggestion for us participating on National Night Out in August
 - y. Question if neighborhood kids could widen the path around the big pond- be careful with those choices; we can't take out large trees out, etc. but the junk can be taken out
5. Meeting Adjourned