

**SUMMERSET AT BRENTWOOD II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

**Clubhouse
September 20, 2023
3:00 PM**

PRESENT:	Diane Brand	President	Term: 2023
	Clark Nardinelli	Treasurer	Term: 2024
	Austin Fayne	Director of Operations	Term: 2024
	Cindy Bennett	Vice President	Term: 2023
ABSENT:	Mike Quinn	Secretary	Term: 2023

ALSO PRESENT: Melody Murray with Common Interest Management Services

(MSC) Motion, Second, Carried

CALL TO ORDER: The Open Meeting of the Board of Directors was called to order by President Brand at 5:10 p.m.

PLEDGE OF ALLEGIANCE: Diane Brand led those present in reciting the Pledge of Allegiance.

CONSENT AGENDA:

1. May 24, 2023 & August 9, 2023 – Special, Executive & Board of Directors Meeting minutes were approved as amended. **(MSC)**
2. Financial – July 31, 2023
3. CD Investments –
4. Collection Action: None

A motion was made and seconded to approve the items on the Consent Agenda.

COMMITTEE/CLUB REPORTS (if applicable)

Architectural Committee

Jan Committee Liaison requested reimbursement for expenses and the Board said that she can obtain materials through Crystal in the office.

Board Advisory Committee

No report.

Décor Committee

We bought some wreaths (that some residents may not like) they will be there until October until we put the new decorations up for Autumn. I still need to submit receipts for reimbursement.

Finance Committee

Everyone should know about next year's increase in dues, we will be looking closely at costs we have tried to get an HOA credit card.

Newsletter Committee & Committee member appointment

The Board MSC to appoint Jim Wagner as the new Committee Member.

Nomination & Election Committee

The IOE's are in the library processing the ballots for tonight's election.

Rascals

The parking lot is mostly wrapped up, the back gate was repaired this week, there will be a camera placed on the back gate within the next couple weeks, many other projects we are working on. Clarification that the Rascals are a Club not a committee.

President's Report

We are talking to each other, there are things not going well and things that are going great. Staying in touch with the newsletter is the best place to find current events, we are not perfect, but you can help us by staying in touch, coming to events, participating, and emailing management when you have concerns. Members have asked what is being discussed in Executive meetings. We are discussing hearings, contracts, violations, fines, etc. We are on top of the violations and fines, although you may not see it. We are trying to make sure that we are safe, and that people are being obedient to the rules.

Vice President

I would like to thank the fellow board members and Melody; a lot has been done this year. Our meetings are cordial, we may not always agree but we always get things done. Thank you to the Residents for your input. We want to hear from everyone, and we want everyone to be active and involved, this is what will make our community a better place.

Treasurer's Report

We are in pretty good shape. We diverted some of the reserve contributions to assure we cover everything, the reserves are still in great shape. Financially we are on target.

Secretary's Report

Not present, no report.

Director of Operations

The Bocce courts are almost completely done, the tennis courts are in great shape, the various planting areas throughout have been modified and improved, the pool area has been improved as well. For the most part we are in great shape with the amenities being upgraded. I would like to respond to a statement received which I feel had inconsistencies. There was a comment that suggested that I had implied Summerset was going to be a trailer park due to suggested landscape requirement changes. I did

not say that SUMII was looking like a trailer park. There was a comment that people were not happy with the upgrades to the parking lot. The comment was "do we need a \$14k parking lot, the money should be spent elsewhere". The landscape upgrades, trellises, irrigation, shrubbery has come to approximately \$5000. I negotiated with Perez to obtain some of these materials at a low rate. All these funds were approved in open session. The repurposing of the gates cost the HOA nothing, they were refurbished at no cost to the HOA. I have done some appraisals of what this project would have cost had a contractor would have done it, it would have easily cost the HOA \$25-\$30k. By the time the parking lot is completed we will have spent a total of \$7,000. For someone to suggest that I'm overspending or misappropriating money is not true. "We seem to have Trilogy taste on Summerset budget" I have done well and have maximized the benefit for this community, most people have commented that it looks well. "Other members of the BOD had no idea what is being done". Request to fellow Board members, were you not aware and did you not approve it? The Board responded with they were aware and did approve the charges. A lot has been accomplished; results have been achieved. There is not one area at this community that has not been touched and tried to improve. TO suggest that I have not been transparent.

OLD / NEW BUSINESS:

Introduction of new Board and Board organization

The Board **MSC** to approve the following Director Positions: Julie Wantuck – President, Cindy Bennett – Vice President, Sheldon Helms – Secretary, Clark Nardinelli – Treasurer, Austin Fayne – Director of Operations.

Men's restroom plumbing upgrade

The Board **MSC** to approve American Plumbing to install automatic urinal flushers at NTE \$1000 to prevent the smell in the men's restroom.

Community dumpster

The Board **MSC** to approve purchasing of a community wide dumpster once per year hopefully sometime in October or November so that Members can dispose of items at no cost.

Planting strip on Summerset Dr.

Tabled.

Cushion unveiling

The Board had unanimously looked at the pool area and decided that it needs a face lift. We have had positive comments that it looked like a resort. One of the reasons the Board decided to do this, is because when people come to look at homes it's important to them that the Clubhouse/pool looked as good as possible so we can draw those people in. We are proud of the work we did. This was included in the reserve study and the timeline was correct and we were under budget. We were conscious of the money spent; we repurposed the furniture.

Rule 8.1 approval

The Board **MSC** to post for a 28-day comment period, with the intention that it be adopted at a future open meeting.

Standing Committee discussion

The Board **MSC** to approve posting the rule for a 28-day comment period, with the intention that it be adopted at a future open meeting.

Welcome / Tech Committee / 29-day comment period

The Board **MSC** to approve posting the proposition of a new Tech Committee for a 28-day comment period, with the intention that it be accepted at a future open meeting.

HOMEOWNER'S FORUM: Homeowner's forum – there were approximately 50 homeowners in attendance. Topics Discussed included:

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ADJOURN: 7:06 PM


EXECUTIVE SESSION SUMMARY:

The Board met in Executive Session on September 20, 2023. A summary of executive action is as follows:

- Proposal & Contract Review
- Personnel Discussions
- Member Complaints/Concerns
- Legal/Litigation Concerns
- Collection & Delinquency Matters

Respectfully Submitted By
Common Interest Management Services


Secretary/Board of Director


Date

These minutes were formally approved by the Board of Directors at the meeting held on: 10/11/23

September agenda: Cindy Bennett ARCH liaison