

Summersets Joint HOA Board Meeting Agenda
Summerset II Clubhouse
193 Summerset Dr.
10:00 AM Tuesday, June 11, 2024

SSI

1. What is the amount of reserves and what is the percentage of funding?
2. What are your current monthly dues?
3. What are your long-term plans to address road resurfacing and crack sealing?
 - a. What contractors and contract managers do you use? (RPS).
4. Who do you use to treat your masonry walls and wrought iron?
5. Street signs.
6. Does anyone have a source for signage?
7. How do you handle your general signage?
8. How do you handle your landscape extras?
 - a. What annual or otherwise costs does your landscaper present you with throughout the year?
 - b. how do you budget for these costs?
9. How do you provide the "State mandated" retirement plan for your employees?
 - a. Who administers your payroll and what are the costs associated with it?
 - b. Do you pay ADP [or your payroll provider] to provide this service?
 - c. What is your annual budget for gate attendants /rovers/security?
10. We'd like to hire a part-time maintenance person to share with another Summerset.

SSII

1. Garage Sale comments
 - a. 50 cars waiting to enter at 7:50 AM.
 - b. 200 maps printed—ran out—increase to 400 next year.
 - c. Lots of other community garage sales the same day
 - d. Increase hours? Suggested 3 or 4 PM
2. SSIV's asphalt consultant name and contact info
3. Janitorial Services vendor
4. Landscaping vendor
5. Contract review timeline
6. Architectural Standards
7. Alcohol license, insurance, BYOB, all groups

SSIII

1. Community Directory for 2025-2027
2. Obtaining liquor licenses
3. Managing Reserve Studies
 - a. timing-how often updated
 - b. who does the review/inspection
 - c. determining expected life and replacement costs
 - d. Reconciling expected life vs. actual condition and adjust accordingly
 - e. Is landscaping included or planning on including
4. Updates on street repair plans and action
5. Have an association records preservation, retention policy?
 - a. If yes, who are affected or covered in the policy, etc.,
 - b. If no policy/procedure, how are records managed?
6. Discuss further: written bidding and contracting policy and procedures.
7. What is normally reviewed/asked for an opinion by attorneys?
8. Third-party audit of the association books ever take place?
9. New Board Members and positions
10. Update on Butterfly system by SS1
 - a. Knowing what they now know, would SS1 do it differently
11. What are the two other SSs using for ingress access?
12. How are other SSs tracking allowed guests?

SSIV

1. Dog Park
2. Update on our committee projects