



**Summer Reach Condominium Trust
Board of Trustees Business Meeting
July 18, 2022, 4:00pm – Via ZOOM**

Attendees:

Board of Trustees: Paul Anderson, Gary Benink, Cathy Kelso, Mike Malone, Larry Sinsimer
RGR Property Manager: Jon Willis

Old Business:

Election results will be posted in annual minutes and posted to RGR and SR websites.
Cathy Kelso – 78 votes, 69.86% of beneficial interest.
Mike Malone – 74 votes, 65.94% of beneficial interest.
87 homeowners out of 112 in attendance or voted by proxy or 77.6% of beneficial interest attended.

Clubhouse Cleaning:

Review process for clubhouse cleaning after events. Two events were within days of each other and the clubhouse was not cleaned in between the events.
Reviewed proposal for 2 cleaning companies – Jon Willis will follow up with both companies and inquire if prices include paper products for clubhouse use.

RGR Bills:

RGR provides 2 visits at no cost to the property per month as part of the contract.
RGR will credit Summer Reach for \$428 for overcharge on monthly statement.

Pest Control:

The Board would like more details regarding the monthly visits. The pest control company will be asked to review bait box placements and redo number of bait boxes based on data.

Landscaping:

RGR will put out a notice on mowing that will be paused due to the drought conditions. Tall grass in pits will only be cut 2-3 feet at the perimeter after the drought. Hill facing Summer Street will not be cut after checking with the neighbors in the area.

New Business:

Financials:

- Jon Willis reviewed the year to date financials.
- The Board discussed the Budget process and the need to list priorities for next year.

- Board approved payment for materials for irrigation repairs done by the infrastructure committee.
- Larry will look into possible Financial Reserve investment options, such as CD's, Treasuries
- Board approved putting \$1050 back into the line item "Other – Transition". Check for \$1050 was received from homeowner on Gristmill as a rebate for funds not needed for foundation repairs.
- Approved fixing damage to outer frame of window well on Gristmill. Jon will hire vendor to get work completed.
- Jon will reach out to small number of homeowners with delinquent accounts.

Insurance Review:

A meeting will be held with Prudente Insurance Company tomorrow to review a possible change of broker.

Pool Equipment:

A list of items that need to be replaced or repaired was discussed including umbrellas and handicapped lift chair. Further discussion will be needed.

Minutes:

Mike will update and post the May 15th minutes with changes Larry had listed and updated based on the June 8th transition memo that was updated with final numbers. It will be attached to the minutes. Board approved as amended with a vote of 5-0.

Violation Policy:

John will get sample violation policies for the Board.

Committee Charters:

Tabled to another meeting.

Garden:

The Board approved the purchase of a hose for the garden. Vote was 5-0

Mail Room:

The Board voted 5-0 to continue the policy of No Dogs Allowed in the mailroom.

Modifications:

Tabled to another meeting.

Respectfully submitted by Mike Malone, Recording Secretary

