



**Summer Reach Condominium Trust
Board of Trustees Business Meeting
September 19, 2022, 4:00pm**

Attendees:

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

Pre-Meeting: Meeting and walkthrough with Mike Sombronsky & Paul Barcellos from Tomasi, Gary Benink & Mike Malone from the Board along with Jon Willis, Property Manager.

Old Business:

August Financial Review:

Jon Willis reviewed the August Financial Statements.

Sidewalk Crack Repairs:

The Board reviewed the quotes and voted to hire Nunes Landscaping to repair sidewalk cracks on Ardmore. Crack sealing will be included in the 2023 budget and will be done in the Spring. Mike will investigate some products available to do crack sealing and practice on cracks mainly in walkways.

Gutter Cleaning:

Jon presented an estimate for Gutter Cleaning. This is the same company that was used last year. Jon recommended this be done just before Thanksgiving. Board approved this work.

Insurance Renewal:

Discussion was held regarding adding earthquake coverage to the Master Insurance Policy. The deductible for the earthquake insurance would have been \$200,000. After discussion the Board decided to not add earthquake coverage to the Master Policy.

AED for the Clubhouse:

Discussion on the purchase of an AED. Board will further research the cost of purchasing an AED and the necessary training through the Red Cross. This will be on the list of priorities to be considered for the 2023 Budget.

New Business:

Budget Planning:

The Board, with guidance from the Finance Committee, has begun the process of developing the 2023 budget. The Board will review budget items and set priorities. RGR will develop a first draft of the 2023 budget.

Modifications:

- 23 Founders Way – Install 5-6 Golden Euonymus shrubs on common area hillside behind 23 Founders Way. Board Approved.
- 33 Gristmill Road – Replace and extend patio, replace plantings in existing plant locations and remove a dead tree. Board Approved.
- 25 Gristmill Road – Remove 2 Oak Leaf Hydrangea plants and donate them to the community. Replace with 2 smaller Hydrangea plants in the same place. Board Approved.
- 32 Danforth Lane – Install generator. Board Approved with the following conditions: Dig Safe to be notified. Insurance updated with RGR and owner listed. Install Spec Sheet to be sent to RGR. Plumbing Inspector to be notified by contractor.
- 30 Danforth Lane – Replace dying shrubs, edge area near fence and mulch area. Board Approved (Mike Malone abstained)

Finance Liaisons Update:

FinCom to do Zoom meeting with RGR.

Landscape Liaisons Update:

Board discussed drainage issues. Also discussed was the patio and wall issue. Patio area has been roped off due to concerns with the movement of the patio wall. Infrastructure Committee and the Board has been researching possible remedies for the issue. Board will continue to gather information regarding solutions and contact contractors to attain bids for the necessary work.

Community Clean Up Day organized by the Garden Committee will be in October.

Harassment Issues:

Board members discussed two recent incidents where Board members were confronted by two residents.

SR Handbook:

Board reviewed the Community Handbook. Suggestions and points that need further clarification will be given the Committee.

Respectfully submitted by Mike Malone, Recording Secretary