



**Summer Reach Condominium Trust
Board of Trustees Business Meeting
Monday, September 26, 2022, 4:30pm**

Attendees:

Board of Trustees: Paul Anderson, Gary Benink, Cathy Kelso, Mike Malone, Larry Sinsimer

Minutes: The Minutes of August 9, 22, 30 and September 12 and 19 were reviewed and approved.

Financial Review:

A financial list of expenses was reviewed and prioritized from this year's and for next year's budget. After the review the list will be sent to Jon Willis at RGR and to the Finance Committee for their review.

- Mission control contract in current budget
- Pool umbrellas +\$3500
- Pool filter \$1700 – in current budget
- Well maintenance plan Not needed
- Insurance Master Policy -\$7000
- Trash contract even
- RGR additional fees +\$1000
- Large tree removal +\$2000
- Irrigation – improvements & supplies even
- Paving – sidewalk repairs +\$3000 (crack sealing \$1500, line painting \$1500)
- Paving – road repairs
- Irrigation Pump Controller even
- Signage – speed limit etc. +\$1500
- Street light repairs +\$3000 Light & poles
- AED for the clubhouse +\$2000
- Storm drain cleaning +\$1500 (50% done 1st year – total of \$3000)
- Fence repairs in budget
- Drainage/Downspouts in budget
- Tree maintenance +\$2500 (diseased tree replacement)
- Snow Budget +\$5000
- Pool Service in budget
- Patio wall repair +\$35,000
- Grounding irrigation system +\$2100

Committee:

The list of committees was reviewed and discussed.

Insurance: This committee has no active members serving on it. The two members resigned in July. The Board reviewed the responsibilities of this committee and felt that these functions should be the responsibility of the Board. It was decided to not call for new members and to eliminate this committee. The present broker, Prudente Insurance, should serve as our professional resource. The full Board will be working with the broker on the annual review.

Landscape: The Board voted that the Landscape Committee will be transitioned into Landscape Volunteers for projects as directed by the Board. No charter will be needed.

Both Committee votes were unanimous.

Clean Up Day:

Community Clean Up Day is scheduled for October 15th. Coordination of Clean Up Day was discussed. Larry will coordinate with the Garden Committee and the two Landscape Committee members. A preliminary list of work was reviewed. All were okay except for the area near the drainage area near Summer Street basin. Tomasi is already doing this work of cleaning and has sprayed the area for poison ivy and other noxious plants.

Modifications:

4 Danforth Lane – expand patio as shown. Approved 5-0 vote – after submittal of insurance certificate.

4 Danforth Lane – repair farmer's wall in back yard and remove tree at owner's expense. Approved 5-0 vote – after submittal of insurance certificate.

Respectfully submitted
Mike Malone, Recording Secretary