



SUMMER REACH
Summer Reach Condominium Trust
Board of Trustees Meeting
Wednesday, October 26, 2022, 5:30pm

Attendees:

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

Minutes:

- Minutes for October 12, 2022, October 17 Business Meeting, October 17 Public Meeting were reviewed and approved with 5-0 vote.

Modification Requests:

- 15 Founders Way – installing new porch windows – Approved with a 5-0 vote
- 15 Founders Way – patio replacement – Approved with a 5-0 vote with condition of repairing damaged grass area.
- 3 Founders Way – planting of additional 8-9 trees – Approved with a 5-0 vote, pending insurance certificate

Reserve Study Committee: The Board appointed Jinia Drinkwater to join the Reserve Study Committee.

Patio Work Update: Board reviewed the Engineering Report from Peda Inc. Consulting Engineers. Four landscapers examined the patio and work needed to be done. All agreed the wall was starting to lean and may be in danger of falling over. They also agreed the patio was beginning to collapse from underneath. Two people from the neighborhood, John Camera, who has building experience and Ralph Cappola, an architect, helped the Board in assessing the issue, as well as another structural engineer. Measurement of the patio revealed that the slope of the patio went from one and a half inches to approximately nine inches with signs that it was deteriorating further. Two landscapers were unable to do work until next spring. One landscaper submitted a bid but was unable to do work until the spring. One landscaper submitted a bid and can start work within ten days. Board unanimously approved hiring Nunes Landscape to repair the patio and wall at the clubhouse. A contract will be drawn up by Larry and Mike.

Earthquake Insurance: Board unanimously decided to send a survey to all homeowners regarding earthquake insurance. Homeowners will have a week to respond.

2023 Budget: Paul Anderson and Cathy Kelso will review the 2023 budget draft with the Finance Committee. Full Board will review budget at a Business Meeting on November 7th.

Long Term Reserves: Larry presented a proposal to start investing in Treasury Bills of short duration to help earn interest for the reserve account. The Board approved Larry to do the investing and keep the Board informed and updated. He will be using Treasury Direct and will give the account information to Paul Anderson, our treasurer.

Monthly RGR bill: Larry will address the RGR bill for added charges with Ronan from RGR.

Code of Ethics: Board unanimously accepted the revised Code of Ethics. This will be posted on the RGR website and the Summer Reach website.

Other: The Board will notify the community that no landscape modifications will be accepted between December 1 and April 1. Board also discussed extending the finish date for modifications from 90 days to 180 days because of the difficulty in getting contractors.

The Board unanimously approved hiring Ideal Irrigation company for opening and closing the irrigation system. Contractor will also add grounding system to the irrigation system in the spring. Ideal Irrigation will also provide ongoing consultation to the Board and the Infrastructure Committee.

Respectfully submitted,
Michael Malone
Recording Secretary