



**Summer Reach Condominium Trust
Board of Trustees Meeting
Wednesday, October 17, 2022, 4:00pm**

Attendees:

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

Property Manager: Jon Willis

Larry Sinsimer called the meeting to order at 4:00pm.

Financials:

Jon Willis presented the year-to-date financials. The budget shows a negative balance for the year in September due to the upfront insurance payment.

2023 Budget Considerations:

The Board has been reviewing and prioritizing necessary projects that need to be addressed in 2023. Larry presented an overview of some of these projects: pool umbrellas, signage, AED for clubhouse, storm drain cleaning, tree maintenance, grounding of irrigation system. The Board is also planning to increase the snow budget by \$5000. These additions could add \$25,000 to the 2023 Budget. The Board and the Finance Committee will continue to work on the 2023 Budget.

Clubhouse Patio Update:

The clubhouse patio is no longer safe to use, and the wall needs to be replaced. The Board consulted with an attorney to determine if the association has any recourse. The Board also consulted with an engineer and an architect for suggestions as to repair and/or replacement of the patio wall. The Board is presently gathering quotes from local landscape companies. The anticipated cost of these repairs is \$35,000 to \$40,000.

Asphalt Repairs:

The Board has hired a company to make needed repairs to sidewalks that have cracked and raised up due to tree roots. These areas are on Ardmore, Founders and Walker Way. The plan is to complete these repairs by the end of October. Crack sealing will be addressed this Fall and in the Spring.

Tree Removal:

The Board has approved the removal of six trees that are dead and at risk for damaging properties. These trees are at the rear of Gristmill (3), Founders Way (1), Danforth (1) and in the pit area of Summer Street (1).

Earthquake Insurance:

Gary explained the process of the Board decision to not renew the Earthquake rider from the Association insurance policy with a power point presentation. The power point presentation is available on the RGR website and Summer Reach Website.

Questions and Answers:

Larry opened the meeting for questions and comments from the homeowners. Many residents addressed the petition that was circulated in the community regarding Earthquake Insurance. The petition requested that the Board reconsider the need for earthquake insurance and reinstate the coverage. The Board will review the policy and discuss the issues and concerns raised with the Association's Insurance Broker.

Additional Questions and Answers included:

- Consider later time for quarterly open meetings for residents working and email reminders on meeting
- Association wish list items – the wish list published in the 9/26/2022 Minutes will add a generator for clubhouse, as suggested by a homeowner
- Pest control
- Major infrastructure systems – have professional monitoring & repairs from various vendors
- Speed limit signs at the entrances to the property

Respectfully submitted,

Michael Malone

Recording Secretary