

Minutes
Board of Trustees Meeting
March 20, 2023, 4:00PM
First Meeting of 2023 – No meetings in December, January, February

In attendance:

Board members: Larry Sinsimer, Gary Benink, Paul Anderson, Cathy Kelso, Mike Malone. Also, in attendance Tom Fitzmaurice, Jon Willis and Mitch Johanson from RGR.

Mitch Johanson, from RGR, introduced Tom Fitzmaurice, the new property manager for Summer Reach. Tom presented information regarding his background and qualifications.

Financials:

- Jon Willis presented the preliminary 2022 Budget vs Actuals and the Balance Sheet. The Budget shortfall for 2022 was \$68, 170.12. This shortfall was the result of snow expenditures being \$28,900 over budget and \$39,000 for the clubhouse patio work.
- Jon Willis also presented the year-to-date financials through Feb. 28, 2023. Financials through Feb. 28th are \$14,429.82 to the positive.
- Larry and Jon updated the Board on the Reserve money for the Association. The investment in Treasury Bills has increased the balance to \$225,261 as of February 28, 2023.
- The Temporary Fee assessed has five outstanding payments due. This assessment was due in February. All outstanding accounts have been contacted by the Management Company. Payments should be received and accounted for in the March financials.
- Snow removal for 2023 has totaled \$11,100. This amount reflects 2023 through February 28, 2023.

New Business:

- Board approved the purchasing of a new pool filter. This will be installed in May. This expenditure is in the 2023 budget as an approved expense.
- The Board inspected the lawn area near 23 Founders Way.
- The Board discussed a window well leak problem at 43 Danforth Lane. RGR will contact Real Dry and other companies to obtain bids for the repair work. This is a priority since it can leak into the home.
- The Board discussed fence damage at 36 Danforth Lane. Some additional cleaning of the area needs to be done. A second estimate will be obtained. The plan is to have repairs made by the end of April.
- The Board discussed the updating of the landscape contract. This contract expires in a year.
- Mold on siding was discussed. Board will schedule a walk around later in the Spring to check for mold issues.
- Gary Benink shared with the Board a portal application for downloading association information electronically.

- The use of the clubhouse and the rules regarding rentals was discussed. Larry will discuss updating of rules with the social committee and RGR.
- The Summer Reach Handbook will have a final review with the hope being to have it ready for dissemination at the April meeting.
- Election of Board Members will take place at the June Annual Meeting.

Modifications:

36 Gristmill – Approved handicapped ramp with contingencies.

Meeting adjourned at 6:00pm.

Next Board Business Meeting will be held on Thursday, April 6th.

Next Open Board Meeting will be held on Monday, April 24th at 6:00pm at the Clubhouse.