

Minutes
Summer Reach Board of Trustees Business Meeting
July 20, 2024, 10 AM

Board Members in Attendance: Paul Anderson, Gary Benink, Steve Bryant, Larry Sinsimer, Stan Walker

Guest Speaker: Bob Hill

Minutes:

June 12, 2024 Minutes approved.

Irrigation System Maintenance:

Presentation by Summer Reach Home Owner Bob Hill regarding ongoing maintenance of system:

- System is fully functional
- Recent operating improvements have increased water delivery while, at the same time, reduced run time
- Home Owner volunteers address most maintenance issues
- As system ages and trees grow, roots interfering with feed lines will be a challenge
- Contractor will be utilized to address larger / more complex issues
- Given YTD 2024 experience, funding for next year's maintenance/repair should be discussed

Financial:

Monthly Financials presented by SR Treasurer, Benink:

- May & June actual-to-budget financials reviewed
- June T-Bill Investments:
 - o Long-Term Reserve: 6-month T Bill / \$39K / 5.37%
 - o Working Capital: 6-month T Bill / \$10K / 5.37%
- July T-Bill Investments:
 - o Long-Term Reserve: 6-month T Bill / \$24K / 5.27%
- Income taxes filed

Landscaping:

- Survey of Bartlett Pear trees needed to determine presence of disease

Modification Requests:

- 17 Founders: approved
- 24 Gristmill: approved

Maintenance/Repair Items:

- 21 Founders:
- 22 Danforth: Damage to patio related to drainage project / approved / Nunes will undertake work

- 7 Founders: Roof repair needed

Pest Control:

- Need for service has diminished / opportunity to reduce contractor service

Utility Bills:

- High bills for clubhouse AC due to very warm weather

Exhaust Fan Installation in Garden Shed:

- Installation needed to protect lift pumps
- Noise from fan and adjustments made to reduce noise

Meeting adjourned at 12:10 PM