

Summer Reach Annual Meeting

Minutes

June 16, 2025

In Attendance

Board Members: Paul Anderson, Steve Bryant, Larry Sinsimer, Stan Walker
RGR Property Management: Mitchell Johanson.

Reserve Committee Members: Ron Jeanneault, Bob Kamm and Jinia Drinkwater.

In total, 85 members were either in attendance or executed proxies, representing a quorum for the meeting.

Chair Sinsimer opened the meeting at 6:30 PM with a call to order and a moment of silence for departed residents.

Election Results

Given that three candidates had come forward for the three open Board positions, Chairman Sinsimer moved that the open Board positions be awarded by acclamation to Frank Gigliotti, Paul Anderson and Larry Sinsimer. The motion was seconded and passed by voice vote.

Year in Review

Larry Sinsimer discussed a number of events and issues that occurred during the previous year, including:

A lightning strike that caused considerable damage to a residence, and also rendered a significant portion of the irrigation system inoperable.

Changes to the HOA insurance coverage that called for individual owners to change the deductible on their individual home policies.

Major repair projects that were undertaken, including a number of patios and walkways, replacement of a number of trees and shrubs, replacement of one of the two lift station pumps, and property drainage issues.

Financial Update

Steve Bryant discussed the Association's finances through the first five months of the year, noting that, with the exception of Snow Removal, actual expenses were in line with the

budget. He also noted that the balance of the Capital Reserve account was now in excess of \$500,000.

Reserve Study

A presentation was made regarding the recently completed Reserve Study conducted by Reserve Advisors.

The three members of the Reserve Committee provided comments on: (1) Reserve Study overview (Ron Jeanneault); (2) The primary purpose and use of the Study (Bob Kamm); and (3) why the recommendations of the Study matter to the members of the Summer Reach HOA (Jinia Drinkwater).

Steve Bryant discussed the principal recommendation of the Study: Increase the rate of funding of the Capital Reserve. Three alternatives were offered that each would result in a smaller initial increase to the monthly HOA fee, but would take longer for the Capital Reserve balance to reach a level appropriate to fund future anticipated capital projects.

At the conclusion of the presentation, Chair Sinsimer asked members to express their preference by a show of hands as to which funding scenario should be adopted. The members expressed a clear preference for the funding plan recommended in the study (five \$36 increases), with Alternative 1 as a second choice. Chair Sinsimer noted that the Board would continue to discuss the funding issue until the 2026 budget is established in November.

This Year's Projects

Stan Walker discussed projects that were either underway, or would be underway soon, including: Paving repair and replacement; repair and/or replacement of garden beds; gutter cleaning; and tree and shrub replacement.

RGR Property Management Update

Mitchell Johanson provided an update from RGR regarding the role that RGR plays in maintaining the community.

Questions and Comments

Individual members of the Community addressed the following:

- Whether snow and ice removal can be eliminated at the homes of residents who are not physically in the Community during the winter months.
Response – Safety of all Community residents and guests is one of the top priorities at Summer Reach, therefore all exterior sideways and walkways should be cleared.

- A request for exterior cleaning of the dryer vents.
Response – The Board will review this request and do an observation walk through the Community for this cleaning.
- The exterior washing of individual homes.
Response – The Board would be willing to reach out to contractors who perform this service to get quotes. The cost of the washing will be the homeowner's responsibility.
- A suggestion was made by John Camera to use a construction firm, rather than an engineering firm, for projecting replacement costs. John has over 40 years of experience in the construction industry.
Response – The Board agreed that the observations and recommendations from a construction firm could be beneficial, and agreed to discuss the issue after John had the opportunity to review the report.
- Several Community members indicated they would appreciate a more detailed meeting regarding the Reserve Study, which is approximately 80 pages.
Response – Earlier in the meeting, it was noted that the Reserve Study will be (is??) posted on the Summer Reach website. The Board agreed that this would be helpful to all residents to have an informative meeting specifically focused on the Reserve Study, perhaps around Labor Day.
- A clarification question from a Community resident as to who can make the final decision about the increase in the HOA monthly fees – the Board or Residents.
Response – The Board holds that responsibility.
- Several members of the Community thanked the Board, the Reserve Committee and RGR for the informative and cohesive approach to the Annual Meeting.

Meeting adjourned at 8:00 PM.