

Minutes
Summer Reach Board of Trustees Quarterly Open Meeting
November 17, 2025

Board Members Present: Paul Anderson, Steve Bryant, Frank Gigliotti, Larry Sinsimer, Stan Walker

The meeting was called to order at 6:00 PM in the Summer Reach Clubhouse

Budget 2025 Update

Through the end of October, the 2025 budget is holding up well. Revenue and Expenses are in line. The only unplanned expenses to date this year were for pavement sealing and patio and walkway repairs monies coming from the Reserve Fund for these projects, approximately \$48,000.

Budget 2026

The budget for 2026 will come to an 8% increase. HOA monthly fees will also increase by 8% for 2026 to the following: Adams \$460.92, Billington \$475.78, Chapman \$549.91

The three largest increases are from these categories;

1. Insurance 8% increase
2. Administrative 7% increase – RGR Management fee accounts for this. The Board has negotiated increases of 3% in 2027 and 3% in 2028. A committee will be appointed to look at other proposals to manage Summer Reach. A question was asked about if an RGR person was on-site twice per month as contracted, the answer was negative. Board members often handle issues that should be done by a property manager.
3. Reserve Fund 44% increase-This will increase the yearly contribution into the Reserve Fund from \$80,000 per year to \$115,00 per year which represents an additional \$35,000. This amount is below what was recommended by the Reserve Study completed this spring (\$48,300). The Board will look at what contributions into the Reserve Fund should on a yearly basis as each budget is developed. A question was asked, shouldn't the amount of money put into the Reserve Account be placed on future owners. The Board is trying to strike a balance between what monies will be needed down the line while also maintaining our property value.

Board Priorities

The Board was asked to list its priorities. See the five bold points below.

That the **essential infrastructure is working**. This means that the pump lift station, generator, clubhouse HVAC and pool filtration and heating systems are up and running.

That the irrigation system which has approximately 76 zones and hundreds of sprinkler heads are in working order as well as are roads and sidewalks being in good repair. That we make sure that potential tripping hazards are addressed, overhanging branches are cut back (this is done twice per year) and stormwater drainage systems to minimize risk management. On the first point it was suggested that some sidewalks be converted back to grass especially in light of roots damaging sidewalks as the trees grow.

That **landscaping** of the community is properly maintained and that **resident specific issues of a non-critical nature** are responded to in a timely manner.

That **repairs to residents living spaces** are undertaken. Leaking roofs, damage caused by fires or other incidents and repair of exterior stairways are all relevant examples. This latter point brought about discussion about if leaky foundations were the responsibility of the homeowner or the Association. Opinions were divided. It was suggested that the Board get the opinion of a HOA attorney in writing to clarify this issue. The Board agreed to do such.

Garden Plots and Other

Some of the garden plots are deteriorating. About four need immediate repair, some have issues with the stakes holding boards together others need wood replaced. If wood is replaced, composite will be used instead.

A resident noted that were drainage issue in her backyard along with other neighbors in the community. They need to be addressed.

Another resident related that he encountered someone on property walking their dog at 10:30 PM. He pointed out to him that he should not be on property. Is there a protocol on how to handle this? Consensus was they should be politely reminded that this is private property. If one is not comfortable doing such enlist the help of a neighbor to assist in delivering the message.

The meeting adjourned at 6:54 PM

Respectfully submitted,
Frank Gigliotti