Minutes

Summer Reach Board of Trustees Business Meeting

February 19, 2026

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

The meeting was called to order at 4:00 PM.

The purpose of this meeting was to review the budget shortfall that has occurred due the cost of snow removal.

The snow removal budget for Summer Reach for 2026 is $60,000. It has been budgeted at this same amount for at least the past five years. The Trustees agreed that it will have to be budgeted at a higher figure next year. In the current snow reserve budget, there is presently $408.

Historically the amount of money actually expended on snow removal was as follows;

2021	$51,500	2022	$78,900		
2023	$16,300	2024	$53,900	2025	$78,800

As of February 17, 2026, $76,155 has been paid out in 2026 (this does include charges for late December storms). We have an outstanding balance of $145,810 with one bill not yet received.

Typically, the charges for snow removal include plowing, salt/ice melt and shoveling walkways. For the snowstorm of January 25-26 cost also included clearing away snow from generators, gas meters and exhaust pipes where needed due to drifting snow and the cost of snow removed from roof edges to prevent ice dams ($27,000).

The Trustees encourage residents to review the cost of snow removal on the Summer Reach Website. Go to HOA Documents and then click on Contracts. You will see the cost of applying salt to roadways, driveways and walkways ($4850 per application) as well as charges for what plowing cost based on the amount of snowfall as well as shoveling cost.

The Board realizes that we are fortunate that we do not need to take out a loan to pay these bills but can borrow from our long-term capital reserve. Our contractor has also agreed that we can pay him over time. The issue is how to pay back what is borrowed from the long-term capital reserve.

It was unanimously agreed that we will need to utilize an assessment to recoup money to replace funds from the long-term capital reserve. Instead of a one-time payment of $1800 per unit, it was decided that an assessment of $200 per month beginning in April 2026 and lasting to the end of December 2026 added onto a residents monthly HOA fee would be the best way collect these funds.

Details will need to be worked out with the management company. A letter to residents will also be sent out.

The meeting adjourned at 4:45 PM

Respectfully submitted,
Frank Gigliotti