

Minutes
Summer Reach Annual Meeting
June 15, 2026

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

RGR Property Manager: Mitch Johnson

The total number of residences represented in person or by proxy was 70, thus a quorum was in attendance.

The meeting was called to order at 6:00 PM and a moment of silence was observed for departed residents. Those present voted to accept the minutes of last year's Annual Meeting.

Board of Trustee Elections

There were two candidates for two positions; Steve Bryant and Walter Schartner. It was moved that we fill the positions by acclamation. This was approved unanimously. Larry asked that folks consider serving on the Board of Trustees in the coming years.

Financial Update

As of the end of May 2026 our community has had expenses of \$577,000. Of this amount, \$338,000 was for snow removal.

When looking at the budget outside of snow removal we are \$24,000 under budget through May. There are no significant variances in any line item.

Projects: Past, Present and Future

The Gazebos in the pool area have been sanded and repainted. A cylinder within the pool pump has been replaced. Japanese Holly bushes have replaced 84 Boxwoods damaged by the heavy snowfall of this past winter. They will stand up better to the weight of snow. Planting that are street facing have been replaced first. Other damage plantings will be also be replaced in the coming weeks. The Board is looking into replacing white pines that are dead or dying. An inventory of these trees will be taken and then the Board will decide how many we can afford to replace this year.

It was emphasized that a Landscape Modification Form must be completed and submitted to the Board of Trustees for approval before any work is done. Do not ask Larry, or any individual Board member, for permission for such a change.

Words from RGR

Mitch spoke to a new requirement that condo associations must allocate 15% of their annual budget to reserve accounts. Summer Reach is already meeting that requirement. He reported that 90% of condo associations that RGR works have raised HOA fees or assessed special fees due to the snow of this past winter.

If you plan to sell your condo RGR will need at least a month's notice so they can complete the paperwork process required when a residence at Summer Reach changes hands.

Open Forum Questions Comments

A resident asked about gutter cleaning.

The homes on the perimeter of the property will have their gutters cleaned again this year.

A question came up about any suggestions for a handyman for residents who need such.

No one at the meeting had any suggestions. Mitch said he would send some names he has to the Board of Trustees.

Can we get a group rate for window washing

The Board will seek a quote for a group rate. Payment is the responsibility of the home owner. Mitch said he had 2 companies that will power wash siding and wash windows at what he considered a reasonable rate. That info will be sent to the Board.

There seems to be a lot of clover in all lawns this year.

Nunes Landscaping will apply an agent to combat this with the next two weeks.

Question about a driveway not being flush to the lip of the garage.

The Board is aware of at least two such problems and action will be taken.

Steve Bryant spoke to the fact that no damage occurred to lawns despite the number of times plowing occurred this past winter.

A motion was made and seconded to adjourn the meeting at 6:28 PM.

Respectfully submitted,
Frank Gigliotti