

**Summit Lakes Homeowners Association  
Board of Directors – Minutes  
Monday May 6, 2019  
6:00 p.m. Westfield Public Library**

- ❖ **Call to order:** 6pm
- ❖ **Owner Floor:**
  - **Jeff McClurg** – Asked the Board if they were going to enforce the covenants? Board said this was first meeting and they must determine their process moving forward and mentioned they would address Owner letters sent to the Board within 30 days. Board stated they would enforce all per their interpretation.
  - **Mizza Balagic** – CCRs unfair to his lively hood. He has a commercial vehicle. Has too many vehicles to fit in garage.
  - **Jesus** – said parking should not be enforced.
- ❖ **In attendance:** Justin Hassie, Greg Kehl, Adam Milfort, Anibal Salazar, Ray Schneider, Nalini Mowery (Omni)
- ❖ **Owner(s) in attendance:** Magdalena Sanchez, Brett Hinshaw, Mizza Balagic, Jessica Fogleman, Jeff McClurg, Nancy & Dane Rodgers.
- ❖ **Board Officers:** select Officers – President: Adam Milfort. Vice President: Justin Hassie. Secretary: Greg Kehl. Treasurer: Ray Schneider. At Large: Anibal Salazar. Motion to accept slate as presented: Adam Milfort. Second: Justin Hassie. All approved.
- ❖ **Approve minutes:** no minutes to approve at this meeting.
- ❖ **Financial Review:** March financial – info emailed to Ray. To bid for 2020 – insurance and landscape.
- ❖ **Inspections:** process/spreadsheet. Nalini went over the process and shared the spreadsheet of most recent inspection showing what we look for. Motion for a continuation of the moratorium put in place by the prior board on parking violations made by Adam Milfort, Second: Justin Hassie. All Approved. Adam stated the Board will investigate statutes of limitations and estoppel.
- ❖ **Old Business:**
  - **Entrance bushes:** Will send updated quote to Board from Landscaper – meet with Ray and Matt and go over needs.
  - **Pond rock issue:** Will send updated quote to Board from Landscaper – Nalini to get more bids and send pictures.

- **Fountains:** Olympus Court fountain keeps turning off – electrical and timer have been checked; Ponds Rx will diagnose fountain itself as of today. Someone stated there was algae on the 169<sup>th</sup> street pond. Nalini to notify pond vendor.

❖ **New Business:**

- **Owners emails re parking, violations, and upholding the CCRs:** Board will respond within 30 days to all three Owners.
- **Attorney:** costs, approval, opinion – invoices and opinion in Board packet.
- **Complaints:** 24 months' worth – Nalini stated that we get complaints mostly about algae in the ponds; same owner has complained about mowing under the power lines, signs down, playground trash, bushes upfront, architectural requests, dues and this year so far fountains not working.
- **Playground Bid:** Board approved Omni Construction bid to fix playground misc. items.

❖ **Next Meeting:** Nalini to check availability at Library and Bank

❖ **Owner Question:** Jeff McClurg asked why a moratorium. Board stated so they can discuss.

❖ **Adjourn:** Motion: Adam Milfort. Second: Greg Kehl. All approved