

**Summit Lakes Homeowners Association  
Board of Directors – Minutes  
Tuesday August 13, 2019  
6:00 p.m. First Merchant Bank**

- ❖ **Call to order: 6:04pm**
- ❖ **In attendance:** Justin Hassie, Anibal Salazar (10 min delayed), Ray Schneider, Wayne Vance, Jesus Ruvalcaba, Nalini Mowery (Omni)
- ❖ **Owner(s) in attendance:** George & Annette Davenport, Jim & Virginia Koss, Scott Rhea
- ❖ **Board Officers:** Slate: Justin – President, Wayne – Vice President, Ray – Treasurer, Jesus – Secretary and Anibal – at large. Motion: AS. Second: RS. All Approved
- ❖ **Approve minutes:** May minutes. Motion: JH Second: RS Approve: Yes
- ❖ **Financial Review:** June financial – Rays questions answered via email. Ray passed out Indiana 2019 code to all Board members. Board agreed to post financial for June on website.
- ❖ **Inspections:** see attached spreadsheet – Board needs to approve what letters to send. Discussed. Will send 8 letters to those on the sheet for more than one inspection. Will start with friendly as per May Board discussion and decision. Board discussed a flyer or a “blurb” on the website regarding requesting common area use -especially in power line area where contractors occasionally drive their vehicles to load and unload materials.
- ❖ **Old Business:**
  - **Entrance bushes:** Nothing to be done this year – entrances look fine.
  - **Pond rock issue:** see bid attached for misc. items
    - Rip Rap Replacement at Williamson pond – approved for \$720.00 – confirm amount of rip rap (tonnage) and request weight/volume tickets.
    - Tree Pruning on sidewalks – no – Ray offered to prune on behalf of community. Board agreed.
    - Walking Path Clearing – approved by Board \$320.00
    - Bush-Hog mowing – this is on hold – Ray and Wayne will talk to the City re the powerline requirements as Owners who live around this area don’t necessarily want it mowed up to the wooded area edge.
  - **Moratorium:** matter with Association attorney to evaluate and advise. Justin clarified that the previous Board did not vote on a moratorium. Instead they had requested an attorney opinion on street parking/commercial vehicles and were in discussion on how to move forward when three resigned and the remaining two decided to wait for the new board elected at the annual meeting to take up the matter. Some of the questions to be answered are: what a commercial vehicle is, can the Board enforce street parking, will a rule regarding parking help. Justin will get a copy of new CCRs by Arbor Homes as a reference for drafting a rule. Note: rules can be voted on by Board but must be shared with whole community prior to enforcement.

➤ **Committees:** will be off discussion till next year.

❖ **New Business:**

➤ **AG complaint:** re upholding CCRs – in Dave Jacuk (attorney with Tanner Law Group) hands. Nothing to discuss at this meeting

➤ **2019 Bidding:** Landscape, Snow, Pond, Fountain. See attached landscape bid spec sheet and document re other services. Board approved landscape spec. Nalini provided back ground for snow contract, pond contract and fountain contract. Bids will be requested for landscape/snow from 5-6 vendors (three provided by Ray), pond maintenance from 4 vendors and current fountain vendor will be asked to hold pricing for fountain install and winterize. Landscape bids will include information that landscape vendor can request permit from Westfield to cross sidewalks for a \$15 fee.

❖ **Next Meeting:** 9.11.19. (Rest of year: 10.09.19, 11.7.19 and 12.11.19). Note Justin stated unavailable now for 12.11.19 meeting – we will discuss later in the year.

❖ **Adjourn:** 7:52pm. Motion: WV Second: JH. All Approved