



Summerlake Homeowners Association, Inc.

291 Summerlake Lane
Newport News, VA 23602
(757) 249-4429

November 14, 2017

RE: Annual Fall Homeowners Meeting

Board Members Present:

Chris Severs, President

David Green, Vice President

Russell Ames, Board Member

Joey Hensberger, Board Member

Board Members Absent:

Rik Custis, Board Member

Other Attendees:

Dana Harrington, Office Administrator

Jimmy Hardison, Covenants Inspector

Call To Order:

The fall annual meeting was called to order by Chris Severs, President, at 7:0 PM. A quorum was not established, 17 homes were represented.

BOD Introductions:

The board members introduced themselves to those present. Including our newest member, Joey Hensberger who was welcomed aboard late this summer.

Review and Approval of Previous Meeting Minutes and Budget Documents:

The minutes from the annual spring meeting were reviewed and a motion to approve was made by Chris and 2nd by David.

Budget Report:

The homeowners reviewed the proposed 2018 budget, Chris pointed out that our water bill for this year was higher than anticipated due to a malfunctioning toilet. Also the pool salaries need to maintain competitive with other area pools and to be able to maintain the same hours of operation therefore that budget item was raised slightly for the upcoming year. We also don't want to short change the landscape budget since this represents the entire neighborhood. Capital expense projects for the upcoming year will be:



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Handicap pool lift- this is an ADA requirement and will be installed in the spring. This will be maintained by the lifeguards once professionally installed and all guards have been properly trained to operate.

Pool gate- the current gate has wood rot and needs replaced.

Pool bathroom windows- the remaining windows and gable vents will be replaced in the upcoming year.

Project Status Updates:

- a) A homeowner is in the process of installing a free library at the entrance to the pool parking lot.
- b) The clubhouse doors and half the bathroom windows were replaced over the summer.
- c) New landscaping timbers were installed around the pool area by our pool manager David Ames.
- d) Remember to empty the pet waste stations if you see they are in need.

New Business:

Refer to capital projects listed above

Our covenants office Jimmy Hardison briefed those present that there are no major issues within the community and most homeowners are fully compliant.

Open Forum:

- Instead of installing a cork board for use near the office we are looking into having a classified section on our website. We have recently added a calendar to view for events and clubhouse rentals. Also we will be posting on our facebook page when new minutes are available on our website.
- Chris discussed how the dam area is being used to access an area for homeless individuals. The board has discussed several ways to help deter those trespassing and will be planting thorny blackberry bushes in the spring along with wild flowers. In time we hope this will minimize access and will also reduce the area that needs mowed.
- There was quite a discussion about the current landscaper performance. The overall consensus is not favorable and the board will be requesting new bids for the upcoming year in an effort to secure another company. A homeowner did suggest more volunteers to help with maintaining common areas when feasible.
- A concerned homeowner wanted to make sure the HOA still had money in reserve if there was ever a major storm and repairs needed to take place. The HOA has several CDs for just this reason.



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- Another homeowner discussed removing a tree from the common areas that border their property and they consider a nuisance. The board declined this since the trees in question are healthy based on the specific complaints.
 - Another homeowner wanted to let others know that a package was stolen from their porch and to please be vigilant and aware of your surroundings since the holiday season is fast approaching bringing an increase in deliveries.
 - Once again the no soliciting signs that have been posted years ago in the neighborhood are not enforceable. It is up to the homeowner to tell the offending individuals they are not welcome.

Meeting Adjournment:

Meeting was adjourned at 8:15PM by Chris Severs, Board President.

The spring meeting will be April 17, 2018 at 7pm