



Summerlake Homeowners Association, Inc.

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

December 11, 2018

RE: Annual Fall Homeowners Meeting

Board Members Present:

Rik Custis, President
Chris Severs, Board Member
Russell Ames, Board

Board Members Absent:

Joey Hensberger, Board Member

Other Attendees:

Dana Harrington, Office Administrator
Jimmy Hardison, Covenants Inspector

Call To Order:

The fall annual meeting was called to order by Rik Custis, President, at 7:00 PM. A quorum was not established, 14 homes were represented.

BOD Introductions:

The board members introduced themselves to those present.

Review and Approval of Previous Meeting Minutes and Budget Documents:

The minutes from the annual spring meeting were reviewed, no questions were asked and the board approved unanimously.

Budget Report:

The homeowners reviewed the proposed 2019 budget. The focus of this year's improvement will be converting the pool to salt water, however firm numbers had not been received by the time of the meeting. It was asked what the overall benefit of converting the pool would be. The benefits are:

Saltwater is softer to the skin.

No more itchy red eyes or flaky dry skin.

No more harsh chemical smell of chlorine.

Less harsh to the hair.

It is cost – effective since Regular salt is cheaper than chlorine

Easy maintenance – salt does not evaporate unlike chlorine so you need not apply it regularly.



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Safe because you don't have to store and handle dangerous chemicals such as chlorine, algaecides and stabilizers

Salt naturally reduces growth of algae.

It does not have taste and harsh chemical smell associated with chlorine.

Salt will not cause your swimwear to wear and fade fast

New Business:

The next item was the \$20 increase to the dues; this is to help offset the growing costs of maintenance within the community. The annual dues for 2019 are \$500. We are also going to switch to a keyless entry system for the clubhouse. This eliminates the constant need for keys and the possibility of someone creating their own key.

There will be some additional changes at the pool in the upcoming year as well. We are looking at adding a pool attendant position. This person will be assisting guests with check in, and keeping the bathrooms, pool areas and clubhouse clean. The lifeguards salaries will be kept the same with the reduction in duties now only focusing on keeping guest safe. We will be introducing new time keeping software and pool pass system as well.

The tennis court area has been recently unlocked to help facilitate usage. The overall usage is very low and the board is looking into ways to increase its appeal. Whether adding another basketball hoop inside the area, volleyball etc. Having the gate unlocked also helps the landscapers keep the area inside cleared. The current thoughts of the present homeowners are to leave the area strictly for tennis.

Open Forum:

A question regarding the last time the lake was stocked was asked, it has been approximately 3 years.

We developed some issues mid-season with the landscapers which were addressed at the time however there are still other issues that need taken care of at this time.

Rashad Al-Azeez recommended we return to Open Hand Landscaping who we used for several years previously.

Website maintenance is changing hands, the new and previous homeowners will be working together for a smooth transition.



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Finally the Boxley fence is still in need of repairs. Russ Ames is to meet with Foster Fence in the upcoming weeks to provide a quote. Recently however it has come into question whose responsibility the fence line is (homeowner vs association). The board has begun to research this further after reviewing the by-laws. The current repairs however will be made by the Association.

Meeting Adjournment:

Meeting was adjourned at 8:59PM by Rik Custis, Board President.

The spring meeting date will be announced later