



Summerlake Homeowners Association, Inc.

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

April 17, 2018

RE: Annual Spring Homeowners Meeting

Board Members Present:

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

Board Members Absent:

Other Attendees:

Dana Harrington, Office Administrator
Jimmy Hardison, Covenants Inspector

Call To Order:

The spring annual meeting was called to order by Chris Severs, President, at 7:00 PM. A quorum was not established, 23 homes were represented.

BOD Introductions:

The board members introduced themselves to those present. Including our newest member Joey Hensberger.

Review and Approval of Previous Meeting Minutes and Budget Documents:

The minutes from the annual fall meeting were reviewed.

Budget Report:

The homeowners reviewed the final 2017 budget, it was asked if delinquent accounts had been collected at meeting time. They are in the collections process currently and will be collected in the upcoming months.

Status Updates:

- a) Jimmy Hardison introduced himself and explained how his spring inspections will now focus on home repairs and mildew.
- b) The new landscapers (5 Brothers) has started, if anyone notices any areas that need addressed please contact the office. The depth of the mulch is still under par however we



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had a deficit from the previous year and it should be back to an adequate level next year. However we do have some room in the budget to address if the need arises sooner.

- c) Chris pointed out our new clubhouse doors and windows and let those present know that the remaining women's bathroom windows will be replaced next. We are working on estimates at this time.
- d) A handicap pool lift is in the process of being purchased (approximately \$4800) and installed in time for this year's pool season, this is now required in the Americans with Disabilities Act.
- e) A homeowner has installed a free little library in the parking lot of the clubhouse and the response has been positive.

New Business:

Chris announced that the 2019 dues will be raised to \$500 to help with the rising cost of maintenance repairs. Last year's budget was very close to being balanced. It was noted that voting for this and other issues takes place amongst the board members at monthly meetings, all homeowners are welcome.

We have openings for the board still!

Open Forum:

- Homeowner Hardeep Chawla suggested the HOA purchase landscaping equipment that homeowners can rent out and that it would be nice to recognize those students who have made Honor Roll who reside in Summerlake.
- Several questions were asked regarding landscaping- First who owns and regularly inspects the dam? The board will have to look into this further since it is their understanding it belongs to Summerlake. Also who takes care of the property along Boxley Blvd? This is included in the city easement and they maintain it. It was noted that ivy is growing up several trees in the common area and a homeowner was concerned it would cause health issues to the trees. Joey noted that there may be several options to address this. Finally, it was asked if snow removal was an option for our streets? This can be included in the landscaping contract however the board has not requested a cost for this we are public streets and removal brings up several questions that would need answered before it could be voted on.
- There was a question about tax payments, It was noted that we make numerous federal payments throughout the year, along with state and employment payments.
- There is a parking issue on the corner of Windy Ridge and Summerlake Lane that Jimmy will be looking into.



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- Stan Zduniak thanked the board for the purchase of the pool lift and he looks forward to being able to use the pool again.
 - Finally it was asked if we needed a new website maintenance person since our current one is not always promptly available anymore, the current position holder will be asked their intentions on remaining.

Meeting Adjournment:

Meeting was adjourned at 8:05PM by Chris Severs, Board President.
The fall meeting will be November 13, 2018 at 7pm