

**Summer Glen Estates Owners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**January 9, 2007**

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The Board of Directors Meeting for the Summer Glen Estates Owners Association was held at Sun Hills Fire Station. There being a quorum, Fred called the meeting to order at 4:07 p.m. In attendance were: Fred Reichert (President), Ralph Nussbaum (Vice President), Jack Johnson (Secretary), Harvey Heastan (Treasurer), Pete Pasquale (Director at Large), Darren Burns and Kerry Cantrell (Z&R Property Mgt).

Fred made introductions of the Board and Management. He laid out the ground rules of meeting conduct. He made announcements regarding the acc requirements, that exterior decorations such as wind chimes and sun faces, etc. do not require prior approval. He also advised the residents to please check and secure their window screens, and to pick up after their pets.

**Open Forum:**

Winn Davis reports he found a window screen, and asks to spread the word among the residents for pickup. There was a report of drainage problems on S.W. corner of Peaceful Glen. Fred passed around a signup sheet for resident emails, to initiate a fast announcement system. Owners were asked to check for ice buildup or leaks, and were told of ECH's cooperation in the repairs, and that RJ roofing was taking over.

**Previous Minutes:**

Jack moved to approve the November minutes as submitted. The motion carried unanimously.

**Finance Report:**

The finance report was presented by Darren. Insurance proceeds were discussed, and Darren promised to insure that EFT was presented as an alternative to payment coupons to the residents. Jack moved to approve the finances, and the motion was unanimously carried.

**Manager's Report:**

Kerry presented the addition to the packet regarding the covenant amendment and it was discussed. The denial of claim by Travelers was also covered. The water supply plan by Donala was discussed at length, and led to a discussion of a plan to continue replacing grass in between buildings with rock. The board expressed support of this plan, and most residents did as well, with plans made for a vote at the May meeting.

**Unfinished Business:**

Jack presented a report regarding the meeting he and Pete had with the Association's insurance agent Mark O'Donnell. They presented plans to draw up guidelines for residents to advise them about what is and is not covered by the Hoa's policy, so that the residents can protect themselves with supplemental insurance of their own.

Ralph presented a report about the progress he is making on the website. He handed out cards with the web address on them, and asked Kerry to upload the December financials to the site. Fred asked for a bid to repair the damage to the wall along Struthers, in light of the fact that the responsible party will most likely never make the repairs.

Darren was asked to define certain terms within the governing documents, and educated all those attending. He agreed to put it in an email also, and distribute to Board Members.

Darren agreed to re-contact Darrel Svenby regarding the collapsed sump pump issue and get a revised bid.

**New Business:**

Kerry Presented the proposal from Mtn. High tree care for the upcoming season's maintenance. The proposal was unanimously approved

Jack made a motion that the Board encourage the homeowners to enlist the services of Holladay Grace Roofing to inspect the attic space in their patio homes. The approximate cost of the inspection is \$90 dollars, which will be the responsibility of the homeowner, as well as any interior repairs that need to be done.

There being no further business, the meeting was adjourned at 5:45 p.m. The next meeting will be held on March 13, 2007 at 4 p.m. at the Sun Hills Fire Station.

Jack Johnson  
Secretary

Kerry Cantrell  
Property Manager