

Summer Glen Estates Owners Association, Inc.
Board of Directors Meeting Minutes
March 13, 2007

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 spoke to the issue of the security gate, specifically, the difficulty some residents are having with their remote controls. He had recently met with Dave from DC Mechanical, and he stated that the owners should first check/replace the batteries in their remotes, and also that the U.S. Military sometimes interfered with the frequency signals of these devices. More action will be taken when the result of battery replacement is known.

Open Forum:

During the Forum session Scott Hightower voiced concern regarding the appearance of the easement bordering Struthers road. He volunteered to look into this with the appropriate local government officials.

The subject of planting additional trees on the property was brought up, and Fred explained that this was entirely permissible, at owner expense, and that the normal ACC review application was required.

Several owners expressed concern about the snow removal bills for the season. Darren stated he would look into a budget increase for next year.

The subject of sod removal was brought up. Fred explained the necessity for this due to the upcoming water restrictions, and water costs.

Previous Minutes:

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

Finance Report:

The finance report for January and February 2007 was presented by Darren.

Manager's Report:

Kerry presented the Manager's report. He explained the proposal from Condor Plastering for the repair of the perimeter wall. The bid is for \$4400 and covered several patches and crown repair along the entire outside of the wall, and two specific spots on the interior. The proposal was accepted by the Board.

RESOLUTION 3-13-7-3

A RESOLUTION AUTHORIZING THE SUMMER GLEN HOME OWNERS ASSOCIATION BOARD OF DIRECTORS TO ENTER INTO A CONTRACT WITH CONDOR PLASTERING CORPORATION OF COLORADO SPRINGS, COLORADO.

WHEREAS THE DECLARATIONS AND COVENANTS says the Summer Glen Home Owners Association shall provide maintenance and repairs (V 5.1) including paint repair and maintain of ...fences.

WHEREAS the exterior stucco fence is in disrepair,

BE IT THEREFORE RESOLVED THAT THE SUMMER GLEN ESTATES BOARD OF DIRECTORS enter into a contract with Condor Plastering Corporation for the purpose of repairing the exterior of the perimeter wall around the entire complex and two interior patches on the interior wall. This shall include multiple patches and fogging if needed.

BE IT FURTHER RESOLVED that the agreed cost shall be \$4,400 dollars to be paid at completion.

Next Kerry presented the renewal bid for Unlimited Landscaping, with no cost increase over the previous year, and it was accepted by the Board.

RESOLUTION 3-13-7-4

A RESOLUTION AUTHORIZING SUMMER GLEN ESTATES HOME OWNERS ASSOCIATION BOARD OF DIRECTORS TO RENEW THE PRESENT LANDSCAPE MANAGEMENT PROGRAM WITH UNLIMITED LANDSCAPE SERVICES OF COLORADO SPRINGS, COLORADO

WHEREAS THE DECLARATIONS AND COVENANTS says the Summer Glen Home Owners Association shall provide maintenance and repairs (V 5.1) including the landscaping, drainage and sprinkler systems.

WHEREAS the contract for our landscaping service is up for renewal,

BE IT THEREFORE RESOLVED the Summer Glen Estates Home Owners Association Board of Directors authorize the renewal of our contract with Unlimited Landscape Services of Colorado Springs, Colorado.

BE IT FURTHER RESOLVED the Unlimited Maintenance proposal includes in general the services cover the attached sheet.

BE IT FURTHER RESOLVED the contract shall commence April 1, 2007 and continue until March 31, 2008.

Be it further resolved that the annual cost shall be \$15,492, paid in monthly increments of \$1,291.

Fred spoke about the discovery of unconnected vent pipes in the attics of many residents that were reported as a result of the recent attic inspections by Thomas Recke. Fred explained that Mr. Recke had recommended a company that could make these repairs, at the individual owner's expense, and passed around a sign-up sheet for those interested. Kerry will facilitate scheduling in a similar fashion to the attic inspections. Fred asked Kerry to obtain the necessary proof of liability and worker's comp insurance from Accent Heating/Plumbing to be filed in the office of Z & R.

RESOLUTION 3-13-07-5

A RESOLUTION ENCOURAGING THE HOMEOWNERS TO CONSIDER THE SERVICES OF A PROFESSION REPAIRMAN TO CONNECT UNCONNECTED BATHROOM VENTS IN THE ESTATE HOMES.

WHEREAS IT HAS COME TO THE ATTENTION OF THE SUMMER GLEN ESTATES HOME OWNERS ASSOCIATION BOARD OF DIRECTORS, THAT THE BATHROOM ATTIC VENTS ARE NOT CONNECTED, and

WHEREAS, IN ORDER TO ASSIST THE HOME OWNERS IN CORRECTING THIS POTENTIAL CONDENSATION PROBLEM, the board of directors has enlisted the professional services of Dave Littlefield to connect the bathroom vents for those homeowners who choose to use his services. And,

WHEREAS, since it was not a code violation at the time of construction, it is neither the responsibility of the builder nor the association. The homeowner can secure Dave Littlefield's services for \$125 per home to connect and insulate the three unconnected bathroom vents.

BE IT FURTHER RESOLVED, that *Z and R* will schedule the homeowners that wish to use the services of Dave Littlefield and contact the homeowners when their home will be repaired.

BE IT FURTHER RESOLVED, that the homeowners will pay Dave Littlefield \$125 when the repairs are completed.

BE IT FURTHER RESOLVED, that the Summer Glen Estates Home Owners Association Board of Directors encourages each homeowner to carefully consider this service.

Kerry reported that the repairs on the interior of the Newton's residence have been completed at the expense of ECH. He also reported on the mold remediation being carried out on the Wixson residence, which is partially completed, also at the expense of ECH.

Fred reported recent news from ECH that the collapsed sump pump at 14408 Peaceful will be excavated by them to allow repair/replacement of the pump, which will mitigate a large portion of the cost.

Jack and Pete gave a presentation of the insurance matrix they had prepared following their meeting with insurance agent Mark O'Donnell. It outlined the coverage carried by the Association, and made recommendations regarding the level of coverage that the individual owner might contemplate to protect them from their financial responsibility.

Jack and Pete also outlined two resolutions that speak to covenant amendments concerning the wording of insurance guidelines, and to the responsibility of the Association in the event of sump pump failure. They were adopted by the Board, and Kerry agreed to look into the legal requirements for the amendments.

Resolution 3-13-07-1

A RESOLUTION PRESENTED TO THE SUMMER GLEN ESTATES BOARD OF DIRECTORS MARCH 13, 2007, FOR THEIR ACTION CONCERNING changing the declaration of covenants page 23 section (d).

WHEREAS IT IS THE RESPONSIBILITY OF THE BOARD OF DIRECTORS OF THE SUMMER GLEN HOME OWNERS ASSOCIATION *to annually evaluate and make changes that will protect the association and individual owners. And,*

WHEREAS IT HAS BEEN CALLED TO *OUR attention by our professional insurance agent that to best serve the home owners of the Summer Glen Estates that page 23 Section (d) of the Declaration of Covenants should be changed.*

BE IT THEREFORE RESOLVED *that the Declaration of Covenants page 23 Section (d) "be changed to read, "Any insurance policy may contain such deductible provisions as the Association deems consistent with good business practice and as are consistent with the requirements of First and any secondary lenders purchasing First Mortgages. Any loss falling within the deductible portion of this policy shall be borne by the Association except as otherwise provided in this Declaration.*

This deletes, "The deductible for the individual Patio Home should not exceed (\$1000) unless a greater deductible is allowed by secondary lenders."

BE IT FURTHER RESOLVED, *that this action shall become effective upon adjournment of the March 13, 2007 Summer Glen Estates Home Owners Association Board Meeting.*

Resolution 3-13-07-2

A RESOLUTION PRESENTED TO THE SUMMER GLEN ESTATES BOARD OF DIRECTORS MARCH 13, 2007, FOR THEIR ACTION CONCERNING
changing the Rules and Regulations page 3 section (B) owners maintenance responsibilities sub 3, water infiltration into a unit.

WHEREAS IT HAS BEEN CALLED TO OUR *attention by our professional insurance agent that the Home Owners and the Home Owners Association will be best served by the changing of page 3 section (B) owners maintenance responsibilities sub 3 water infiltration into a unit.*

BE IT FURTHER RESOLVED THAT *in the Rules and Regulations page 3 Section (B) Owners Maintenance Responsibilities: Sub 3, Water Infiltration into a Unit be changed to read, “The Association shall not be responsible for failure of the common sump pumps, any changes or lack of changes to the landscaping or drainage improvements nor any claims arising from such action or inaction.*

Notwithstanding the above, the Association shall, however, attempt to establish a contract with a local company to monitor and maintain the common sump pumps installed by the builder. However, notwithstanding said maintenance plan and scheduled monitoring, the Association will not and can not guarantee the effectiveness of the sump pumps or that they will operate properly when needed, so that said plan/monitoring shall never be construed to change the above-stated rule placing full responsibility upon each Owner.

The following language shall be deleted at the beginning of page 3 Section (B), “Each Owner shall be solely responsible for any water intrusion or infiltration into the patio home or other improvements located upon his Lot, including without limitation, the basements and/ or crawl places of such units. The Owner’s liability shall include, but not limited to, any water extraction, installation or drainage systems and any soil or foundation treatments. Each Owner shall be solely responsible for any consequential damage to the Common Area.

BE IT FURTHER RESOLVED, *that this action shall become effective upon adjournment of the March 13, 2007 Summer Glen Estates Home Owners Association Board Meeting.*

Unfinished Business:

Much discussion ensued regarding the issue of sod removal, and Kerry presented the bid from Unlimited Landscaping for this project. The bid broke down the work into individual areas and their respective costs, so that the Board could have more freedom to choose the areas and the timing of the work. After one portion was eliminated as inapplicable (the frontage of Struthers road) the total cost of the project was \$70,992.50. Kerry explained that this was a rough estimate, and that Fred, himself and whoever was to do the work will walk the property and refine the final bid with more details. Fred asked Kerry to obtain two additional bids for this work.

Winn Davis suggested that the sod that is removed might bring some kind of salvage value, to mitigate the cost of the project, and Kerry agreed to look into this.

There being no further business, the meeting was adjourned at 5:45 p.m. The next meeting will be held on May 8, 2007 at 4 p.m. at the Sun Hills Fire Station.

Jack Johnson
Secretary

Kerry Cantrell
Property Manager