

Summer Glen Estates Owners Association, Inc.
Annual Meeting Minutes
November 11, 2008

The Annual Membership Meeting for the Summer Glen Estates Owners Association was held at the Antelope Trails Elementary School, Colorado Springs, Co. There being a quorum of 41 owners represented in person or by proxy, President Reichert called the meeting to order at 5 P.M. In attendance were:

Fred Reichert, President
Ralph Nussbaum, Vice President
Myrna Whitfield, Secretary
Matt Grubestic, Treasurer
Pete Pasquale Director-at-Large
Kerry Cantrell, Representative of Z & R Management

Roll call and certification of properties was conducted at the door. Since a quorum was present, the proof of notice requirement was waived. The minutes from the 2007 meeting were distributed prior to the meeting and were unanimously approved by the Board.

Kerry recognized and thanked the veterans present for their prior service.

Fred gave the following President's Report:

On behalf of the Summer Glen Estates Community, I want to recognize all the Veterans present here tonight. We thank you for your service and sacrifice. May God bless you all!

This past year has been a busy and productive year for our community and for this Board. I will begin by thanking my fellow Board members, Secretary/newsletter editor—Myrna Whitfield, Vice-President/webmaster—Ralph Nussbaum, Pete Pasquale (he is the fellow who handles so many of the details here in the community), and Treasurer—Matt Grubestic for the time and effort they spent in helping to make our community an even better place to live. During this past year each of these people has devoted much of their personal time to the various activities demanded of them in doing the business of this community. I thank, also, our representative from Z & R Property Management, Kerry Cantrell, who has acted as our liaison, researcher and over-all problem-solver again during this past year. And, on behalf of our community, I thank Antelope Trails Elementary School for the use of their facility tonight.

Next, on behalf of our community's residents, I want to thank all who worked on and contributed to the planting and maintaining of the entryway flower beds, especially Myrna Whitfield and Erika Reichert. Throughout the growing months, these flower beds have helped to set a positive tone for our community as both our neighbors and visitors enter the community.

Finally, on behalf of our community, I thank Scott Hightower who has spent considerable time in research and in contact with El Paso County to improve the appearance of the Struther's Road area. Thanks to John Whitfield who has helped us with gate issues throughout the year, programming openers for our residents and changing out failed light sensors for residents. I must also thank Dick Butler for the research work he did helping us to complete the budget process for the 2009 budget. Thanks to all of you who have done little things like setting out pots of flowers to help set a positive tone for the appearance of our community. On behalf of the community, I thank Myrna and John Whitfield who donate American flags for display each time the flag flying by the gazebo become tattered and not presentable. Finally, I thank anyone else whom I have forgotten to mention who helped out in any way in the business of and improving of the appearance of our community.

As I mentioned earlier, this has been a busy and productive year and this is a list of some of the things accomplished during this past year:

- Our reserves began this reporting cycle at \$33,000.00 and ended the cycle at \$47,000.00. HOA fees will remain at \$175.00 per month for next year.
- The Board is working to develop a more in-depth budget process involving all members of the Board, Kerry Cantrell and resident, Dick Butler.
- The Board and Kerry engages in a monthly walk-through of our community on the 2nd Monday of each month so that problems can be noted, anticipated, discussed, and action taken.
- Myrna Whitfield was able to increase the overall number of residents and absentee owners who receive our newsletter by e-mail, thus reducing our postage costs.
- Our annual audit was completed and approved early in the year with no irregularities noted.
- Through the efforts of Scott Hightower, Pete Pasquale, Ralph Nussbaum, and Dick LaRue, effective dialogue was begun with El Paso County about Struthers Road issues. This has resulted in improved snow removal and weed mowing.
- Thanks to a design submitted by resident, Ben DeMeter, new entryway signs were purchased and installed recently by Ralph Nussbaum and Pete Pasquale. Ben also designed a new letterhead for our official stationery that will soon be used by Z & R on our behalf.
- The Board instituted a more in-depth oversight and dialogue with our maintenance company, Unlimited Landscape Service, resulting in improved service to the community. The Board also revised the fall pruning and trimming specifications before that work was done last month.
- Just over \$11,000 was spent in irrigating our grass, shrubs, bushes and trees during this past growing season. This compares to \$18,600 spent in 2006 prior to the sod removal project.

--Phase 1 of the xeriscaping project in the community was planned by a committee composed of Pete Pasquale, Jack Johnson, Myrna Whitfield, Karol Johnson, Marilyn LaRue, and Matt Grubescic. The plan was implemented in May by the installation of plant material by Rick's Nursery. Phase 2 of the xeriscaping plan is scheduled for committee discussion early in 2009, for implementation during spring 2009.

--Considerable sod replacement was necessitated this year due to canine damage and to sod fungus.

--Ongoing infrastructure repairs were made throughout the year such as replacing 15 trees, doing a complete checkout of the irrigation system (with the drip system found to have been working at only half its capacity), all sump pumps were checked and 3 pumps replaced. Some needed gate work was done, mudjacking was done at several addresses due to concrete sinking (some of this kind of work remains to be addressed), and there were still some remaining issues with roof repairs and gutters which were repaired as needed. There were several good sized water leaks which had to be repaired.

--Our community's gazebo was refinished this past year.

--A pigeon mitigation program was undertaken and solutions were installed at 28 addresses in the community. A budget amount has been designated in the 2009 budget to address any additional pigeon problems identified.

--Pete Pasquale, Jack Johnson, John Wixson and I replaced all of the exterior bulbs in the community with long-lasting CFL "green" bulbs.

--Over \$7,000 of stucco work was completed this past summer. More dollars have been budgeted for additional home stucco work to be complete in 2009. A list of needs has been compiled by Kerry at Z & R and these will be prioritized, with the greatest needs met in 2009 and the remainder of the list deferred into 2010. Additional funds have been set aside for stucco damage identified on our exterior wall. That work will also be completed in 2009.

--An audit of all satellite dishes was completed this past year. Unneeded dishes were removed and stucco repairs made.

--Erosion mitigation was completed along the north wall of the community and rip-rap rock was installed and grading done to solve the problem. Additional erosion control is needed in places along the west and south walls and will be addressed as funds become available.

--Even though the August Community Meet and Greet Pot Luck was rained out this past August, our hope that this event can be held once again next year.

This concludes the President's Report for 2008.

Kerry presented the financial report and the 2009 budget which was approved by the Board. The 2009 budget was based on the HOA fees remaining at \$175.00 per month per unit for the year 2009.

Kerry introduced the candidates for the three vacancies on the board of directors. The candidates were Lisa Heastan, Pete Pasquale, and Ralph Nussbaum and each one gave a short speech stating their reasons for wanting to be on the board and ask the owners to vote for them.

There were no nominations from the floor.

Since there were three candidates and three vacancies on the Board, the three candidates were declared new board members by acclamation.

The meeting was adjourned at 5:35 PM.

Immediately following the Annual Meeting, the new board members assembled for a quick meeting to decide which members would serve in what positions. The following is the results:

Ralph Nussbaum, President
Lisa Heastan, Vice President
Myrna Whitfield, Secretary
Matt Grubestic, Treasurer
Pete Pasquale, Director At Large

Pete Pasquale will coordinate with Unlimited Landscaping Service to determine when snow removal is needed. Myrna Whitfield will serve as his backup.

Myrna Whitfield is in charge of placing the minutes, newsletters and other notices on the bulletin board.

Myrna Whitfield
Secretary