

The Summit

Property Owners Association

2012 Annual Meeting
Duncan Creek Presbyterian Church
12:00 Noon
September 22, 2012

Board Members:

Michael Swaluk – President

Dennis Clements – Vice President

Bob Cymbalski – Treasurer

Charlotte May Campbell – Secretary

Michael J. Smith – Director

Agenda

- I. Call to Order – 12:30, Welcome & Acknowledgements: Mike Swaluk
Mike opened the meeting by stating that several realtors who have been showing property in the Summit commented to him that the Summit is one of the nicest maintained developments they have been in.
- II. Reading of minutes – Charlotte May Campbell
Reading of minutes was waived, and the motion was seconded by Bob Cully
Head count at this meeting-28
Proxy count-46 voted to establish a quorum. 42 votes were turned over to other property owners.
- III. Financial report – Bob Cymbalski
Budget Review for 2013 & Vote:
 - a. Dues & Delinquent owners.
The dues increase was discussed. It was agreed that the new plan for dues is to increase the dues for 2013 to \$400.00, with a \$100.00 credit given for all payments that are received prior to February 1. This plan is to encourage on-time payments, and also to penalize those who do not pay in a timely manner. Property owner dues are due on the 1st day of January of each year. This year we are still receiving dues from property owners in September. This causes a budget problem which has to be subsidized by all the property owners. The motion was made by Bob Cymbalski to accept the new dues, it was seconded by Bob Cully, and voted by all present.

b. Liens and Foreclosures.

We have proceeded with legal action to foreclose on one of the properties.

We will also be going forward with placing liens on five properties;

Lot 12 - John Ross

Lot 65 - Casey Balken

Lot 88 - Charles Bennett

Lot 93 - Tammy Mack

Lot 102 - Lonnie Blocker

(Lot 102 is currently for sale at \$89,000)

Our new attorney is Bobby Mosely. He charges us \$1,000 to process each foreclosure.

c. Snow Removal

The snow committee that was established at the 2011 meeting was never able to coordinate for various reasons. A new snow committee was established in mid-year and met to discuss the situation. This committee included both homeowners who live in the Summit year-round, and also homeowners who are not full time residents.

After discussing the pros and cons of all options, it was agreed by the committee that snow removal will no longer be done in the Summit. There are currently only 5 families that are full time residents on the Summit. None of these include children who attend school. And if the snow fall is 4-6" accumulation, no one should be out traveling, since most roads would be closed.

If owners are making plans to drive to their property from other locations, it would be prudent to check the weather conditions before traveling, and if snow is predicted, make plans accordingly, with the knowledge that the mountain may not be accessible.

For those five full-time residents, you should always be aware that during the winter months there is always the possibility of snow. Listen to your local news. Always be prepared with enough food and water to get you through a week. Also make sure that any medications and prescriptions you need will get you through at least a week.

Other mountain properties in the area do not have roads cleared when it snows. It was discussed at the POA meeting that once snow has accumulated 4-6" we should have the snow plowed. Once again, if the snow is this bad, no one should attempt to be on the roads. If someone needs emergency service during this time, the local volunteer fire department is standing by and is very capable of reaching any resident in a timely manner.

There was a general consensus that if the snow occurs during a holiday period when more homeowners make plans to be at their cabins, we will make a special effort to have the snow plowed for that occasion.

Bob Cully is opposed to the 'no snow removal' plan. He believes that if the snow accumulates 4-6", it is then too high for anyone to come in and clear the snow. Several companies have been contacted to price snow removal. Most are too expensive for our current budget. Some use equipment that would cause further damage to our roads. We have to be very careful what kind of equipment is placed on our roads.

It was recommended that our snow policy be posted to the Summit website so that anyone interested in this information can easily find it.

It was recommended that \$2000 per year be put into a reserve fund for snow removal.

Charles Baldwin made a motion that the 'no snow removal' be put into effect. The motion was seconded by (?), with a stipulation that we reserve the right to modify the policy once there's an accumulation of 4" of snow, or if snow has accumulated over a period of 48 hours or more.

14 attendees voted for the new snow policy.

d. Road Maintenance

Our current estimate for resurfacing the roads is \$590,000.00. We are nowhere near that in our reserve funds. The 2013 budget will include moving \$10,000 into a reserve fund for road resurfacing.

e. Proposed budget for 2013.

The budget for 2013 was discussed. Bob Cymbalski made a motion to adopt the proposed budget. The motion was seconded by (?). The motion was carried. It was agreed that any extra funds not used in the budget will be rolled into a contingency fund for snow removal.

IV. Presidents Report – Mike Swaluk

a. Old Business

a. Security Gate

Several residents expressed concern that the security gate still remains open during the week. While there is construction on-going the gate will remain on Auto-Open to allow subcontractors access to the property. Once construction is finished, the gate will be taken off Auto-Open. In September 2011 the gate code was changed to: 2407 for residents. For vendors the code is: 1520.

It was the general consensus that the Summit is a gated community and the gate should be locked at all times. Mike will look in to this issue and let us know what can be done.

b. Web Page

Our current web site is being maintained by Steve Peng and his son, who are doing a great job. It has become a great communication tool for the property owners.

We are going to begin posting emergency information on the website. Several owners would like to see a list of recommended subcontractors in this area who others may have already used. (Maybe a list of subcontractors NOT to use?)

If you are not already a member of the 'member' list, or the 'finance' list, you may sign up by going to the website (www.summitpoa.org)

The password for the Member List is: summitpoa2011

The password for the Treasurer Reports is: treasurer2012

b. New Business

Road maintenance.

We are currently making 'patch' repairs and killing grass that is appearing in the cracks. This is a short term solution.

We had some erosion due to the previous rains this season. Repairs have been made to those areas.

c. Signs. The signs are made of cedar and they are beginning to show signs of wear. We are going to brace them up to make them look a little better.

d. Volunteers are needed to serve on subcommittees:

We need some volunteers to take over some of the duties that have previously been done by Lynn Swaluk, such as procuring bags of salt for the snow season. This is one of those thankless jobs that has to be done. Lynn has done it on her own for several years now and would really like someone else to assume this responsibility.

e. Beautification. Once again, Lynn Swaluk has been our one-man beautification committee. We need volunteers to help with this and give Lynn a break.

f. Snow Removal. We need volunteers (full time resident preferred) who could coordinate during the snow season to let us know what the conditions are, and make decisions (under the new snow policy) as to whether we should consider calling to have the roads plowed.

g. Road Maintenance. We need volunteers who can keep an eye on the conditions of the road throughout the Summit and report any areas that need repairs, such as cracks with weeds growing through, or areas of erosion that should be repaired.

h. Vote on the Board of Directors slate for 2013. The following is the proposed Board of Directors for 2013. It was requested by the previous Vice President, Dennis Clements, that he be replaced. The motion was made by Charles Baldwin that Dale Janik be elected as the new Vice President, along with the current board members for 2013. The motion was seconded by Bob Cully. It was voted unanimously to proceed with the board of directors.

Swaluk, Michael, President
Janik, Dale, Vice President
Cymbalski, Bob, Treasurer
Campbell, Charlotte May, Secretary
Smith, Michael J., Director

i. General discussion

Lawn Maintenance. Bob Cully has recommended that we change vendors for our lawn maintenance. He believes that our current vendor, Hitus Harrill, is not doing an adequate job. He believes that Hitus made a special effort to make it look nice this weekend only because he knew that homeowners would be in town for the meeting. Bob also believes that all the embankments need to be mowed down so that we have a better view.

Most owners did not agree with this and are very happy with the job Hitus is doing for the amount of money we are paying him.

Bob Cully received a quote from BRS to bring in a long-arm mower in order to mow the sides of embankments. The quote just for this job was \$985, which would be every two weeks.

Bob Cully also got a quote from another vendor for \$2500 to come in and do a one-time clean up of the embankments and mow the edges. After that each cut would be \$1700. That is not in our budget.

We are currently paying \$900 monthly for Hitus to come in and mow the sides of the roadways. It is our goal to have this done 6 times during the growing season, in an effort to stay within our budget.

Mike Swaluk pointed out that the embankments have been seeded with a special plant that reduces erosion, and that we should not mow that down. Doing so could cause serious erosion problems.

Mike Swaluk also pointed out that the type of equipment (long-arm mower) used to do this type of mowing causes damage to our roads.

Other Information

The Girl Scout Camp is currently up for sale. It consists of about 600 acres. The price is currently unknown, but Mike will see if he can talk to someone who knows the asking price.

There was a discussion in regards to how everyone felt about receiving the invoices and statements, notices, etc via email instead of regular postal mail. This would result in a significant savings since each mailing costs approximately \$200 in postage, envelopes, paper, printer supplies etc. Everyone in attendance agreed that this would be a good idea.

Any future mailings will be done thru email. If we don't have an email address on file for an owner, we will send via regular postal mail.

v. Adjournment 3:00 pm