

**Summit Residential Owners Association
Board of Directors Meeting
Minutes
Thursday, May 2, 2024**

Presiding: Tim Gueramy

Location: ZOOM

Present: Tim Gueramy
Marian Hilpert
Sandy Funk
Marshall Funk
Erin Dicke, Toad Property Management
Pam Esselstyn
Peter Esselstyn
Paul Peeples
Craig Bachelor
Dave Bockstahler
Bruce Fauser
Keith Morley
Casey Schorr

Absent: Charlie Berger

I. Call to Order

Erin called the meeting to order at 4:02 p.m. Notice of the meeting along with quorum was confirmed.

II. VOTING ITEMS

Motion #1: Board Meeting Minutes from March 7, 2024
Marian MOVED to APPROVE the minutes as presented with Tim seconding the motion.

PASSED BY UNANIMOUS APPROVAL

Motion #2: Board Meeting Minutes from April 18, 2024
Marian MOVED to APPROVE the minutes as presented with Tim seconding the motion.

PASSED BY UNANIMOUS APPROVAL

III. ZOOM Recordings

A brief discussion ensued regarding the discontinuation of ZOOM recordings, as board members will take minutes during meetings in order to streamline the process and save money.

IV. Trees in the Skier Easement

Discussion ensued regarding the trees planted in the skier easement between lots 12 and 13. The two related agreements regarding the removal of the trees signed by Craig Bachelor were addressed along with Tim's previous request to Mr. Bachelor to remove the trees. Mr. Bachelor was given the floor to present his thoughts regarding the situation. He explained his understanding that certain easements were designed for ingress and others for egress. Several years ago, Mr. Bachelor requested approval to plant the trees in the skier easement. He believes the easement in question may have been vacated. Board members requested documentation regarding the easement being vacated, as the board hasn't seen evidence of that to date. Mr. Bachelor and Mr. Casey (neighbor) would like to come up with a plan that does not include

removing the trees, if possible. The board addressed a concern that since Mr. Bachelor's property is for sale, a new buyer might not be inclined to honor the agreement signed by Mr. Bachelor in which he agree to remove the trees upon the request of the board. Mr. Bachelor and Mr. Casey were both amenable to the following possible solutions: (1) Mr. Bachelor requiring a buyer of his property to agree to remove the trees if requested by the HOA in the future; and (2) moving part of the easement to avoid the trees. It was noted that these options will require legal fees for the HOA.

V. Homeowner comments

Tim opened the floor for comments from homeowners. Several homeowners commented that they feel like the board is making decisions in secrecy, without consulting homeowners. Lengthy discussion ensued regarding this issue. The board agreed that in addition to posting notices of board meetings and agendas on the Summit HOA website, that Toad will forward board meeting notices and proposed agendas to each homeowner via email. The email will include Tim's contact information so homeowners can easily reach out with comments or questions. Mr. Esselstyn expressed concern that the board changed construction hours and the bylaws without input from homeowners. He was reminded that this was a precedent set by the previous boards; however, again, homeowners will be alerted via email of future meetings, in addition to them being announced on the HOA website as has been the usual practice. Another homeowner asked why the annual meeting minutes haven't been provided to the homeowners. It was explained that these minutes are not approved until the next annual meeting the following January. The board agreed to a new practice of posting a draft of annual meeting minutes on the website months in advance of the next annual meeting. Mr. Fauser raised a concern about increased legal fees over the last year and in the current year's budget. Different options were discussed to update homeowners on current spending before the end of the year. Tim welcomed questions, concerns, and comments regarding the Bylaws as changes can always be made if there are specific concerns.

VI. VOTING ITEM

Motion #3: Adjournment
Marian MOVED to APPROVE the adjournment of the meeting. Tim seconded the motion.

PASSED BY UNANIMOUS APPROVAL

Tim **adjourned** the meeting at 4:51 p.m.

Respectfully submitted,

Marian Hilpert, Vice President