

**THE SUMMIT RESIDENTIAL OWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
January 23, 2013  
Immediately Following The Owners meeting**

Board Members Present: Pat McNamar

Board Members present by Telephone: Fred Hallett  
Don Baker  
Ian Fisher

Management Company Present: Reed Meredith, Evergreen Management Inc.

Others present: Craig Batchelor

The board meeting was called to order at 3:30pm. A quorum was established with 4 of 5 Board Members present in person or by telephone.

The following motion was made and seconded:

**MOTION: To approve the minutes of the Summit Board meeting held July 12, 2012 as submitted.**

**Vote: Unanimous Approval**

Election of Officers:

The following motion was made and seconded:

MOTION: To re-elect the current slate of officers

Vote: Unanimous Approval

Discussion ensued regarding the Board's requirement that the house on lot 21 be stained/painted. McNamar reported that the home owner had requested that he be granted an extension last summer due to an illness. After discussion, the board instructed Evergreen Management to contact the homeowner and inform them that the Board expects that the home will be re-painted during the summer of 2013.

The board then reviewed the deck alteration request from the owner of lot 13. After review, the following motion was made and seconded:

MOTION: To approve the second floor deck alteration as presented.

Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: To Approve the 2013 Budget as presented.

Vote: Unanimous Approval

The following motion was made and seconded:

MOTION: to approve the 2012 financial statements as presented.

Vote: Unanimous Approval.


Discussion took place regarding the recommendations made by Summit attorney, Jon Schumacher, regarding possible amendments to the Summit Bylaws. The amendments would give the association the ability to levy fines for infractions of the association articles, specifically as they relate to parking of cars. Parking of cars is only allowed in driveways and not on the street or in adjacent lots. After discussion, the board agreed that they fine system should be amended to include the following steps: 1) Written Warning, 2) 2<sup>nd</sup> offense \$100 fine, 3) 3<sup>rd</sup> Offense - \$20 per day fine. Don Baker will review the document from Schumacher and draft the changes for future approval by the Board of Directors.

The date of the next board meeting was tentatively set as July 9, 2013 at 9am.

There being no further business, the meeting was adjourned at 4:00pm.

Respectfully Submitted,

Accepted By,



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Reed Meredith, Recording Secretary

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Pat McNamar, President  
The Summit Owners Association Board of Directors