

December 7, 2021 Summerfield HOA Board Minutes

Board Contact Information

President: OPEN	Vice President: Jill Senter jill.shitamoto@gmail.com 808.264.1681
Treasurer: Liz Schmidt Lizzie5748@aol.com 206.335.2660	Secretary: Chelsea Shipp shippcn@hotmail.com 253.219.4840
At Large Stefany Cameron Stefany.cameron@gmail.com	

Reviewed proposed budget from EMB.

- **Confirmed recommendation to raise due to \$400/annually for 2021, to allow**
 - Investment in front entry way in 2022
 - HOA reserves to be maintained at appropriate levels; since dues have not increased in decades, inflation may impact HOA's financial position
 - HOA to retain community management services to increase professionalism in the way the HOA is run and increase consistency in enforcement of CC&Rs and Summerfield Rules & Regulations

Additional approved 2021 expenditures:

- Purchase LED lights for front entrance - \$100 (out of Other Supplies budget)
- Tree pruning at entrance

The board sent an email to Monika (EMB) during the meeting:

- General Administration - what makes up these fees (\$254 - is this mailers, delinquency notices, lien filing, etc. of what is not covered in Management Fees vs. what is covered by Management Fees - (Exhibit A: direct debit program, TownSq, employee laptops/cell phones, board education, GTM license,)
- How are communities are handling porch pirates, security this time of year
- Recent Bank Statement; where is the status of adding Liz for visibility?
- We would like to use some of our reserves (money not spent in 2021) for overdue landscaping repairs (tree pruning)

Targeting end of January for annual meeting/budget ratification

Next HOA board meeting at 7 p.m. on 1/5