

# Summit Point Board of Directors Meeting Minutes

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**October 13, 2020**

## **OPENING/MEETING CALLED TO ORDER (6:32 pm)**

A. Prayer – Michelle Handfield

B. Roll Call - All Present

C. Opening Remarks - President Michelle Handfield welcome Homeowner Jean Harter 125 SP

## **READING AND APPROVAL OF MINUTES**

July Minutes was previous approved via email on September 11, 2020

## **READING THE MONTHLY FINANCIAL REPORT**

A. As of October 13, 2020, Checking Operating: \$3995.76 Reserves: \$9564.38 Total: \$13,560.14 There was a HCH Credit of \$100.00

B. There are three homes that have not paid their HOA Dues

## **OLD BUSINESS**

- A. Mailbox: There was a motion made by Michelle and second by Jeanette all was in favor of CAM (Misti) would send a letter out to the residents advising that they had 2 weeks from the date of the letter to add numbers and service their mailbox. Numbers were to be placed on their mailboxes over the summer. Residents were previously notified to paint, repair or replace mailboxes over the summer as well. For those who have not complied by cutoff date will be fined. If they are unable to add the numbers themselves it can be added for them but the cost will be ten dollars. Homeowner need to advise CAM (Misti) within the time frame listed. Viveca is the point of contact for installation.
- B. Speeding in the Subdivision: Check with Misti on follow-up with the City reference signs and speeding in the subdivision. The issue is getting worse and we would like something done before something terrible happens in our subdivision. Board members have identified it appears people are using our subdivision as a cut through to get from Hwy 92 to Hwy 85 at the Wendy's light. CAM (Misti) follow-up with the city to reconsider putting speed bumps in, speed camera and even flashers. We really need CAM with Lee's leverage to reach out to them as this getting to be seriously dangerous for our community.

- C. Rental Quota: We must obtain at least 38 signatures from homeowners. We have 5 rental properties (4 company owned and 1 homeowner rental. The board previously approved to have 7 rental properties total). Misti is following up with Lee on getting the ballots to be sent out to community to obtain and get the rental quota processed and amendments made to covenant. Check with Misti whether we can do an electronic ballot for the entire community to vote?
- D. Dixon Farms Rezoning: Developer Mike Stone changed lawyers. Developer made some tweaks to plan entrance moved back a bit towards Whitney Street. There are no recent updates.
- E. Shrub/Trash: Misti reached out to City Code Enforcement, awaiting response. We were made aware that Rolader owns that land. The city is responsible for cutting the shrubs around those reflectors as well
- F. Community Yard Sale: Did not happen
- G. Committees: Welcome, ARC, Social events, and Care Committees. The following homeowners are interested on being on Committees. Peter Jack 110L, Latrice Callier 170H, Carla Brown 155H, Mrs. Hamasagar 165L.
- H. One Call Listing: Need up to date phone numbers and email addresses

#### **New Business**

- A. Engineer for easements/ponds: Misti has been following up on this item. A company called TW Brown advised Misti they will send someone out as soon as possible. We would like to get this issue addressed as soon as possible, especially now that the season is changing and we expect the vegetation to be dormant.
- B. New Landscaping company: The board voted to go with *Castillo Lawn Work* as the new lawn care service company. Get with Misti on next steps to get them on board and in rotation. Vickey will walk through with them the first time they come so we ensure they follow our request of the areas to be cut.
- C. Resurface of streets: Get with CAM (Misti) to reach out to the city reference to resurface the streets of the Subdivision
- D. Concrete sidewalk by retention pond drainage: Get with CAM to contact the city to repair the concrete by all the drainage areas of the retention ponds, those concrete areas are cracking splitting falling apart.
- E. Homeowner whose property is at the corner of Humboldt and Adverstone had a tree fall down in the back of their property and kudzu is growing. Code enforcement mentioned it is the responsibility of the owners of the Publix shopping center to rectify. Get with CAM on this issue.

- F. Budget: Get with CAM with the potential large repair cost of the retention pond the budget will probably need to be revisited. Once we get the initial quote/findings from TW Brown we will need set up a meeting to discuss the best financial option to proceed.

### **Other Issues/Concerns**

- A. Inattentive of pets

**Adjournment: 7:46 pm Next Meeting January 12, 2021 @ 6:30 pm Conference Call**

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