



15-Nov-2016 SACM Meeting Minutes

Attendee's:

14 Lots (11 attending/3 proxy ballots) were represented at the meeting--same as 2015. Thank you for your attendance.

Welcome to our new neighbors:

Dennis and Mary Coyle, Lot #26

James Feuerbacher, Lot #5

Roll call: ~7:00pm

Introductions by everyone present.

Proof of notice of meeting:

- 1) Letter sent out via US Mail on 4-Nov.
- 2) E-mail sent out on 13-Nov.
- 3) Post to "SummitAtCopperMountain" Facebook group on 13-Nov.

Past Minutes Review:

2015 annual meeting minutes were reviewed. As a follow up to the minutes, the Summer Picnic was cancelled as there was not enough interest, and the landscaping committee did not materialize.

Reports of Officers and Budget/Finances:

The HOA has \$5892.26 in our checking account and \$20,033.85 in our reserve account. We maintain at least \$20K in the reserve account for future large replacement/repairs. The Treasurer will move any excess in the checking account at the end of the year into the reserve account. The HOA did not spend a lot this past year as the prior year the HOA redid the common area along 185th. This year's extra expenditures included bark dusting, and power washing.

Water Services maintains most of swale area. This year they took trees down, cleaned up, and re-seeded the swale area. Since then there has been no signs of homeless activity in the swale. There is an area in the swale that Water Services does not maintain, and the HOA has mowed twice during the summer. We hired new landscapers that are doing a good job.

We do have a Facebook account for SACM with a few members and minimal activity. There is also Nextdoor account which is a bit more active and useful, but not exclusive to our HOA. There was discussion of either shutting down the Facebook account or reach out to more homeowners to make it more relevant.

Nextdoor has a broader reach and a good way to communicate. Facebook is more private. It was determined that the HOA should continue to keep Facebook, and the Secretary volunteered to maintain the Facebook account.

Reports of committees, if any:

None.

Unfinished business

None.

SACM President election:

Ellie Weber volunteered for the President position. A quorum was not present at the meeting so an email ballot will be sent out to all homeowners. The current President will meet with the future President to help with the transition.

New business:

Linda Langley volunteered to help with the landscaping flowers with Sandy Litster for the swale area.

There was concern about homes in the neighborhood being rented out via Airbnb. There is currently nothing prohibiting this in the CC&R's, however, the owner is still responsible for all tenants to abide by the CC&R's, By-laws, and rules and regulations (parking being the biggest concern expressed). To change the CC&R's, a 70% passing vote is required. A vote was carried to look into the possibility of meeting with the HOA attorney to create rental regulations, and to send out a vote to change the CC&R's to include rental regulations.

There was a street light on continuously. A homeowner called PGE and promptly came out and repaired the light. If a street light is not working correctly, please call PGE to report, or contact the Board.

The current President will send out e-mail to homeowners to achieve a quorum vote for the next HOA president.

A motion was made to close the meeting and was seconded. Meeting adjourned at 8:13pm.