

October 22, 2008



Attendance: Sarah Cohen, Bo Cung, Amanda Sanchez, Theresa Weddell, Tony Stutts, Jerry Stein, Bob Delveaux

Next Meeting: Thursday, Nov. 20th, 7:30-9pm
Tony Stutts' house

Action Items for Next Meeting:

1. Jerry will send the reviewed new budget electronically before the next meeting.
2. Tony will check with block captains for social chair.
3. Tony will check with Jungus for the park watering.
4. Tony will host the Hot Dogs at the park on Saturday for the Halloween that was announced in flyers and the previous newsletter.
5. Board will offer a more detailed accounting of expenditures incurred by the previous Board to ensure we are above-board in our assessment of what has been spent and what remains of the \$25,000 that we received as a bonus from Fleet.

Board Member Reports/Roles:

Amanda Sanchez – Secretary

- Record Official Meeting Notes
- Receives copy of weeds/deeds building approvals from Bo by email

Jerry Stein – Treasurer

- Please use my home e-mail address JStein5415@aol.com only. Most business is not urgent and I carry around a PDA that has access to my AOL account.
- Official Financial Documents – will consider scanning all records for historical purposes of the board, currently in 4 file cabinets.
- Proposes an audit of the books. Not an official audit, but an independent audit needs to be done, as one hasn't been done in many years. Jerry Stein, Bob Delveaux (CPA) and Tom Burris will work together.
- Summer Creek treasurer just obtained a credit card for online purchases for the board. There are no annual fees and we do not expect to incur interest charges.
- Taxes may be due. We need to investigate whether will have to pay additional taxes on the \$25,000 that we received from Fleet oil and gas money. Bob will look into the form 5500 or 5500T to look over and find out for sure.
- Needs to get the backup signature put on the Bank One account by Tony Stutts, President
- The bank statements will now come electronically to his email

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Bo Cung - Weeds and Deeds

- Has had no problem working out any projects with homeowners
- The Wall remaining panels (2/3) are expected to fail, at least 10 are repaired per year

Bob Delveaux – Website

- Open for contributions, ideas, suggestion for the website
- pets page, lost dog page proposed
- Only 30-50 page hits per day, unless we did a broadcast hit per day, we need more current content added.
- Goal to increase the visitors to the page.
- The website is built on yahoo, so board members can change the website with security access.
- Summer Creek Yahoo virtual store, is made through our website, and the logo can be bought on coffee mugs, t-shirt, hats and more.
- The SCHA gets 2-3 dollars commission on each item. We have not currently sold any items. We will get a record of every sale of every item.
- Suggests using the web site blog and for social event promotion

Theresa Weddell – Landscaping Report:

- The Board did not formally approve any new expenditures with the exception of \$ 1,000 for fall planting and reimbursement for Halloween hot dogs and beverages.
- Lights have been put up on the Columbus corner entrance for \$3600
- Has spent \$9000 for the wall, flower bed renovation and brick border and granite walkway. Bobby McCans is the company.
- Asked for an additional \$4200 to replace the sprinkler system heads. Bobby McCans says we need a total of 296 heads replaced. Of that 296, 196 are Rain Bird brand, just the spray top can be replaced, 100 are Toro heads (very cheap & don't last long). So 100 have to be dug and some other part has to be replaced so a Rain Bird "sprinkle" head can be attached. This can produce up to a 30% water savings.
- Continues to work with the city to promote the new development of park
- Median landscaping orally promised by Chesapeake to Jungus Jordan
- Water is the most expensive this year and we anticipate this expense to go down due to the lower need after getting the new landscaping.

Tony Stutts - President

- Voting Procedures – 5 votes for consensus
- Proposal to meet monthly. Unanimously approved. Next meeting Thursday, Nov. 20th, 7:30-9pm

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- Suggest that we move to electronic Newsletter only and official announcements online. Perhaps the block captains can go door to door to get current email addresses for those that are missing. This will allow us to save money.
- Suggest that we raise dues 12.5% to keep up with increases in costs and maintenance of the wall. This motion NOT voted on, will consider vote at next meeting when official budget is proposed by Treasurer.

Sarah Cohen –Newsletter

- Quarterly newsletters Seasonally: September, December, March, June
- Cost per newsletter - \$150 - - ads can offset the costs.
- Beth Warner- will host the Ladies Christmas Ornament Exchange
- Request to have all reports by board members turned in to Sarah for the newsletter before Thanksgiving to get this out by early December distribution. All board members agreed to this deadline.

What can we do to make summer creek better?

- Light up the remaining corners on each neighborhood entrance, should be at least \$6,000 per each there at 3 more to go
- Stone Monument to mark the entrance of the park for CP Hadley
- Add Irrigation to our park –to do this Tony suggests contacting Jungus Jordan to get irrigation added to the park improvement project
- Per Theresa Weddell, Mike Ficke, Parks Dept. supervisor and the City planning department will not approve making a handicap ramp (breaking out the curb) that lines up with the existing sidewalk because if there were a ramp there, it is not an intersection. The City will not approve a handicap ramp to "dump" handicap people into the middle of a street with no signals or cross-walk markings.
- Sarah suggested Summer Creek book club
- Garden Club suggested – as an actual working volunteer group to do park clean-up projects as we've done in the past Cowtown Clean-Up Days
- Fall Festival, Spring Fling – need social chair
- Need to recruit a social chair as soon as possible and possibly survey for what activities members are still interested in
- Halloween – hot dog stands—reimbursement for supplies was approved
- Spring and Fall colors flowers in the flower bed every year—approved
- Recognize diverse religious holidays in social events and newsletter and schedule meetings appropriately.

The Official Budget Discussion

- Gas drilling award money (\$25,000) was primarily spent in 2007 on Wall repairs.
- A formal 2008 / 2009 budget will be presented at the next board meeting or earlier. We need to assess whether a dues increase is necessary and develop a communication plan to the membership.

Summer Creek Homeowners Association Board Meeting

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- At this point, based on Tom Burris' numbers, we have approximately \$20,000 in checking and savings. The balance is likely to drop to \$ 16,000 by January 1, when new annual dues will be invoiced the membership.
- We put liens on all outstanding dues around \$4,000. A copy of liens is in the treasurer's records.