

**SUMMIT NORTH ESTATES
MEMBER MEETING
JULY 15, 2021**

MEETING PURPOSE: TO REQUEST INPUT FROM MEMBERSHIP FOR REVISIONS TO SUMMIT NORTH ESTATES COVENANTS, CONDITIONS, RESTRICTIONS and BYLAWS.

DISCUSSION PROCESS:

- Take feedback from members for consideration and Board action regarding revisions, modifications, and changes to HOA/POA documents.
- Plan to deliver drafts of revised, modified, and/or changed documents to an attorney for review by August 1st
 - Member question: Why revise documents now? Revision process was started June 2019 by an advisory committee, when Rinco advised ACC about need to turn management over to POA/HOA for the subdivision.
- Establishing voting options for final document release concluded with recommendation to offer mail-In, proxy, and email voting.
- Information shared with membership about legal requirements of 51% of returned votes needed to consider decisions for revisions to CC&R document.
- Information shared with membership that 67% of property owner votes is needed for Bylaws to be considered for decision. If 66% developed in subdivision, then percentage of votes returned are considered. To date, about 1/3 has been developed
 - Member question: How many lots? 352 lots. Developed lots? 112 homes
- Timeline for Members to be informed of results
 - State and County regulations and guidelines will be followed. Legal review will guide any further decisions.

TOPICS DISCUSSED AT LENGTH

TOPIC 1: ANNUAL MAINTENANCE FEE INCREASE

- Annual dues have not increased since Summit North Estates was first established in 1998, while operating costs have gone up due to age, damage and inflation. Road repairs would come from a separate budget sourced from builder deposits.
- Revenue has resulted in a drop to 16k per year
- Future Project proposals need funding: front fence, entry, landscaping, bus stop, Lot 1 purchase for pavilion and walk path. A Projects Committee was established to formulate 5-year plan for use of maintenance fee increase. The committee will...
 - Make recommendations to prioritize projects presented for improvements.
 - Chaired by Paula Glover with volunteers from the community. Email will go out to invite members to join the committee.
 - ZOOM meeting option for planning will be offered.
 - Comparable fees in other subdivisions average \$180 per lot. (Not including Mystic Shores)
- Gated community value is up. To maintain value funds are needed.

- Special lot assessments are an option for proposed projects only when needed. If the annual fees do not go up, the BOD could vote for a special assessment fee of up to \$750 per lot to complete proposed projects.
- Lien option for non-compliant owners offers some resources, but only upon sale of a property.

TOPIC 2: INCREASE IN BUILDING SQUARE FOOTAGE: Goal is to establish a mixture of homes

- To date...84 homes at 2,000 sqft.
- Current property owners would be grandfathered at 1,700 sqft.
- A Sold/Transferred lot would be set to 2,000 sqft.
- 30' easement in front was discussed and was kept at 25".
- Consideration presented: Increase could result in 2 story build and obstruction of scenic views.
- Consideration presented: 2,000 could lead to 2nd story build for cost savings.
- A cost of \$200 sqft to build could cause owner hardships.
- Taxes could increase for bigger builds.

TOPIC 3: GATE CODE SECURITY

- MEMBER SUGGESTION: Keep gate open for builders from 8am to 5pm daily, wipe current codes, and change future codes quarterly.

TOPIC 4: DRAINAGE SURVEY REQUIREMENT

- Property owner is responsible for drainage issues.
- Prevent builders from diverting drainage to other owner's lots by asking that a survey be included with building submission documents.

TOPIC 5: DOCUMENTS FORMATTING

- Correct Typos.
- Roman numerals for deed restrictions or for consistence and reference.
- The word "perpetuity" will be replaced by "10 years."

TOPIC 6: CAMPERS ON LOTS

- Change typo of "7 days" back to "17 days" on draft document.

TOPIC 7: GRANDFATHER CLAUSES

- Items to be grandfathered will be specified as allowed by law.

TOPIC 8: VOTING

- Line-item vote was suggested for major discussed topics (footage, fees).
- One vote per property owner as included in bylaws.
- Legal counsel will be asked about automatic approval of requests if the ACC has not responded within 30 days.

TOPIC 9: NATURE PRESERVATION

- Builder's road deposit to be used to enforce the sealing of oak tree wounds after trimming.

TOPIC 10: WEBSITE

- Post minutes on website.

TOPIC 11: DETACHED STRUCTURES

- Existing and revised restrictions already specify that all should be behind the main building.

TOPIC 12: RENTALS

- Long-term leasing/renting is allowed but short-term will not be allowed according to new restrictions.

TOPIC 13: CONSTRUCTION

- Construction on any site should be done between 7AM-7PM M-F.
- Concrete pours can be done at 6AM.
- No Sunday or holiday construction except for interiors. Holidays should be specified in document.
- A Dark Skies neighborhood will be encouraged for any lighting.
- Fireworks guidelines recommended for safety.

TOPIC 14: ACC

- Request to include personal information about ACC members on website. The main ACC email contact is preferred by committee.