SUMMERS LANDING HOMEOWNERS' ASSOCIATION (SLHOA)
BOARD OF DIRECTORS' MEETING
9015 SNOWY EGRET COURT
7:00 PM, WEDNESDAY, March 18, 2026

The meeting was called to order at 7:00 PM.

Attendees: John Thyen, Dave Solano, Beth Diggles, Bob Bayer, Barbara Johnson, Kirby Johnson, Kim Carter, and Will Robinson.

Dave Solano was appointed as the Recorder.

Minutes of Meetings from 22 October 2025 and 15 January 2026: Approved on a motion from Bob Bayer and seconded by the Johnsons.

REPORTS

Treasurer's Report – Dave Solano

1. **ECM Financial Reporting.** Dave continues to work with ECM to obtain simpler financial reports that are easier to relate to documents maintained at our financial institutions.
2. **Current balances and spending:** The treasurer only reported financial information supplied by ECM through the end of January, 2026. ECM financials for February had not been received at the time of our meeting:

- Liquid accounts (for operating expenses & liquid reserves): $70,622.71
- Investment accounts (for longer-term reserve expenses): $102,172.36
- Net Accounts Receivable (what is owed us less what we owe): $23,956.10
- Total assets with Net Accounts Receivable: $196.751.17

Expenses for January 2026 were 152% of budget, mostly due to a large electricity bill that included balances forwarded from 2025.

3. **Reinvestment of maturing CD.** John Thyen made a motion to approve "rolling over" funds from a maturing CD at Langley FCU into a new Langley CD with a 3-year term. Will Robinson seconded the motion and it was approved with a 7-0 vote.
4. **ACC Report – John Thyen.** The ACC approved the following submissions:

- Black gutters and downspouts for a home on Pintail Point
- A detached garage, vinyl fence, and retaining wall on Snowy Egret
- A shed behind the front plane of a house on Blue Herron
- A replacement roof on Sanderling Court

Bob Bayer made a motion to approve the treasurer's report. The motion was seconded by John Thyen and approved with a 7-0 vote.

Dave Solano made a motion to approve the ACC report. The motion was seconded by Bob Bayer and approved with a 7-0 vote.

OLD BUSINESS

1. **Inspections and Violations.**
    a. **Orange dumpster.** This unit was still present. It has been in place for a significant period of time.
    b. **Temporary tent structure.** This structure has been in place for some time. The homeowners have been informed that it is unlikely to meet the standards for structures outlined in the HOA's covenants. Homeowners will make a submission to the ACC.
    c. **Lot with vehicles parked in a tree-cleared area off the driveway surface.** Homeowners originally indicated a plan to build a large detached garage to house the vehicles out of sight. Those plans are being re-evaluated. Length of paved section of new driveway to be confirmed.
    d. **Board Member to oversee inspections and violations.**
        i. Monitor ECM monthly report and verify violation severity with drive by
        ii. Determine HOA actions and instruct ECM on notices to be sent
        iii. Avoid sending notices if/when homeowner has already addressed the issue
        iv. Determine which violations should be referred to the Board
2. **Website Update**
    a. **Past minutes postings:** Web site needs to post 12/2025 and 01/2026 meeting minutes.
    b. **Board Members:** Information on current board members needs to be updated.
    c. **Ongoing website updates:** Will Robinson has graciously volunteered to take on this role as Secretary of the HOA Board.
3. **Homeowner Complaint.** John Thyen indicated he received a complaint from a resident on Snowy Egret.
4. **New sign for Common Area Gate.** John Thyen took charge of making a new sign for the common area indicating the path is for "Emergency Vehicles Only". The sign also specifically prohibits Motorcycles and Motorbikes. This sign has been mount on the gate in the parking area.
5. **Common area path erosion.** The main path in the Common Area is experiencing ongoing and worsening erosion between the highest part of the path (near the new picnic tables) and the lake. Beth Diggles drafted a suggested Request For Proposal (RFP) that could be used to obtain quotes for improvements to this area.
   A motion was made by Bob Bayer to proceed with repairs with a "Not To Exceed" cost up to $7,500. If repair estimates exceed this value, the matter will be reviewed again by the board. The motion was seconded by John Thyen and approved with a 7-0 vote.
6. **Irrigation System Update. The well providing water for the sprinkler system at the main entrance has been repaired.** Thanks to Will Robinson for

overseeing this effort, which involved replacing the well pump, water piping, and electrical cables. Kim Carter made a motion to approve a $6,313.50 payment for completion of this work. The motion was seconded by Dave Solano and approved with a 7-0 vote.

7. **Legal Costs.**

    a. **Legal fees.** We are seeing significant and ongoing legal expenses related to attempts to collect past-due amounts from owners of two lots in Summers Landing.
    b. **Some progress.** A legal judgement has been made against the owner of one of the properties, but payment amounts and timing are not yet clear.
    c. **Recommendations from John Thyen.**
        i. **Legal action when fees are delinquent by 2 years.**
        ii. **Annual (rather than monthly) legal reports to minimize legal costs.**
        iii. **Capping legal fees paid by Summers Landing and using a Lien to recover delinquent accounts if/when a home is sold.** We need to better understand the process of making claims through a Lien.
8. **ACC Questions.**
    a. **The majority of discussion of how the ACC and Board of Directors will coordinate responsibilities and actions will be deferred to the May meeting. However,**
    b. **There was general agreement that having ONE board member serve on BOTH the ACC and the Board of Directors would be positive.**
        i. With only one vote on each body, this member will not unduly influence EITHER group.
        ii. It would be useful to have an ACC member who is “up to date” on ACC requests when there is a need for the Board to become involved in any actions.

NEW BUSINESS

1. **Cancellation of February meeting of the HOA Board of Directors.** A motion was made to approve cancelling the February meeting due to icy weather. The motion was seconded by Bob Bayer and approved with a 7-0 vote.
2. **Annual Meeting Mailing.** A motion was made by Dave Solano to approve mailing annual meeting notices including a notice and a proxy form. The motion was seconded by John Thyen and approved with a 7-0 vote.
3. **2026-2027 Board Officers** We had a discussion of likely candidates for officers, including understanding of people willingness to serve.
4. **Board Members’ terms of service.** We need to document each Board Member’s term of service. This item will be discussed in the May meeting.
5. **Annual Meeting Topics.** John Thyen will suggest topics that each Board

Member can discuss at the Annual Meeting.

6. **HOA Keys.** Some items in common areas (sprinkler system controls, tethered items like picnic tables, etc.) are locked. We previously distributed keys for the locks to all Board Members. It was suggested that a set of keys be kept by two of the Board Members, and other members should borrow and return keys if/when needed. Beth Diggles has agreed to hold our keys and locks.
7. **Common Area Maintenance and Improvement.**
    - **a.** The Board briefly discussed potential upgrades that could make the area more attractive and useful.
    - **b.** Discussion of specific ideas for improvements will be deferred until the May meeting.
8. **ECM Contract Update.** John Thyen indicated ECM makes 12 monthly inspections of Summers Landing each year. 2 inspections per year are to be with an HOA Board member or designee. There was a bit of confusion between ECM and the Board on how this was described in our contract, but we seem to be in agreement now. John suggested that when the future president of Summers Landing HOA signs such a contract, they initial each page to assure there is a mutual understanding on all issues.

ADJOURNMENT

Motion to adjourn was made at 8:38 PM by Dave Solano, seconded by Beth Diggles, and approved 7-0.

Respectfully submitted,

Dave Solano
Recorder