

SUMMERS LANDING HOMEOWNERS' ASSOCIATION
BOARD MEETING
9015 SNOWY EGRET COURT
14 January 2026

Meeting Summary

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

The Board (BoD) approved the following submissions:

- August 2025 meeting minutes
- November and December 2025 meeting cancellations agreed to by email
- Approval of the annual budget and HOA dues invoices and distribution for Jan 2 (agreed to by email)

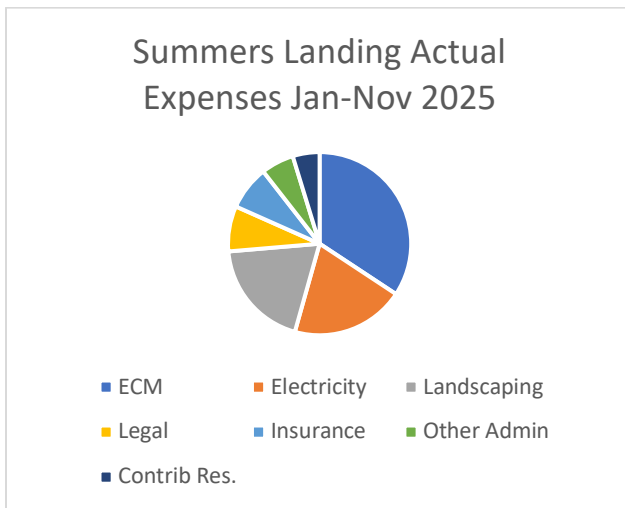
BoD unanimously approved appointments to:

- **Vacant Board Director seats:** Kim Carter will fill the seat vacated by Jeff Pugmire. Kirby Johnson and Barbara Johnson will fill the seat vacated by Vern Vanderpool. Since voting in Summers Landing is based on one vote per lot, Kirby and Barbara will share one vote on Board decisions.
- **Advisor to the Board:** Jeff Pugmire will oversee the website and train Beth and Will to update site content.

BoD unanimously approved the **Treasurer's Report**. Dave included overview information and graphics on our Jan – Nov 2025 spend (below) and reported that ECM has resolved its early-2025 inconsistent reporting on consolidated operating and investment accounts.

- A growing portion of the 2025 operating budget was allocated to legal expenses to collect delinquent HOA dues from two homeowners. Kim, Dave and John are pursuing alternatives to improve legal services performance and reduce future collection costs.
- The most recent reserve budget for the replacement cost of common area assets was conducted in 2023, and will need to be reviewed again by 2028. The investment assets category includes funds to support the reserve budget, maintenance items and improvements.

- Current balances¹ (Rounded to nearest dollar)
 - o Liquid Assets (Operating): \$50,555
 - o Investment Assets (Reserves): \$100,860
 - o Net Accounts Receivable: \$3,323
 - o TOTAL ASSETS: \$154,728



ECM	\$ 16,500.00
Electricity	\$ 9,662.47
Landscaping	\$ 9,284.00
Legal	\$ 3,854.71
Insurance	\$ 3,754.00
Other Admin	\$ 2,793.67
Contrib Res.	\$ 2,280.00
Total	\$ 48,128.85

BoD discussed **maintenance and covenant compliance issues**/ complaints

- Complaint on vendor performance while trimming foliage around watch lights. ECM followed up with vendor who agreed to remove debris from homeowner

¹**A. Liquid assets - funds immediately available for spending on operations or any repair or maintenance to be done with reserves.**

B. Investment assets - funds for future use that CANNOT be accessed without paying early withdrawal fees. Currently, these are the 5 CD's held by Summers Landing at Langley FCU.

C. Net accounts receivable - these are "book" assets that do not have an immediate effect on cash or investment amounts. In our case, these are primarily unpaid assessments, fees, and penalties (Accounts Receivable) less Prepaid Assessments (Current Liabilities).

property. John will follow up with Steve Arcuri (homeowner) and ECM to confirm the issue was resolved.

- A homeowner has not remedied various covenant violations, as agreed to during an August 2025 discussion with the BoD. The BoD will document the continued violations and provide that documentation to John for his discussion with the homeowner, for review and action during the February 2026 BoD meeting.

BoD approved action items for Summers Landing **common area projects**:

- Engage contractor to repair/replace the well pump that supports the irrigation system for the front entrance landscaping (Will)
- Produce two signs notifying visitors that vehicles (included motorbikes) are not allowed beyond the gates leading to the Common Recreation Area. (John)
- Authorize ECM to obtain proposals for improving erosion control on the paths in the Common Recreation Area.

BoD discussed **BoD/ACC responsibilities** on reviewing and approving SL homeowner property improvement projects. BoD directors and officers requested regular reporting on proposed projects. (John provided spreadsheets of ACC activities to date) John's proposed language to change the current ACC policy and Beth's proposal to form a workgroup to provide/document guidance on evaluating homeowner proposals against HOA covenants and review/recommend practices were tabled until the next meeting.

The BoD approved a request by Mr. Crisafulli for a **waiver on the garage foundation materials covenant** requiring stone/brick facings. BoD and ACC have been inconsistent over time in requiring adherence to that covenant. The BoD concurred that the limited street-side visibility to the foundation and opportunity for cost savings would outweigh the need for strict adherence to the covenant. John will inform the homeowner.

Discussion of the recommendations to fine-tune the **ECM contract** was tabled for a future meeting.

The meeting adjourned at 9:07 pm.

Submitted by Beth Diggles.