



Summerfield Townhouse HOA #5

Summerfield Clubhouse

February 11, 2025

Time: 4:00 p.m.

Meeting called to order

Reading and approval of last meeting minutes

Treasurer's Report Ed Stanley

Landscaping Report Ellen Brown

Maintenance Report: Larry Blanchard

Old Business:

- Review of gutter guard project

New Business:

- Budget for 2025

Good of the Order:

Comments

Adjourn



Summerfield Townhouse HOA #5
Summerfield Clubhouse – Conference Room
February 11, 2025
Time: 4:00 p.m.

4:02 Board of Directors Meeting called to order by Kathy Danforth.

Board Members Present.

Claire Frye Larry Blanchard
Kathy Danforth Ellen Brown
Ed Stanley

Homeowners Present

Cam Thompson Jacie Pearson
Peter Frye Bob Westover
Pat Howard

Minutes from November 2024 meeting were approved by the Board.

Treasurer's Report:

- Motion made to approve treasurer's report. Seconded and approved.
- See Treasurer for financial information

Landscaping Report:

- Landscape report will be posted on website

Maintenance Report

- Maintenance report will be posted on website

Old Business:

- Gutter guard project: Several locations on buildings need gutter guards. Those have trees that are troubling which need cleaning 3 or 4 times a year. The Rain or Shine contract states that only uncovered gutters will be cleaned.
 - Space installing of gutter guards, possibly 1 building a year to save money. Biggest cost is the labor to install.
 - If someone thinks they need gutter guards, please let Peter or Larry know.
 - Motion made to accept a staged gutter guard implementation spending @\$1,000. Seconded and approved.

New Business:

- 2025 Budget – Ed Stanley went over the proposed budget for this year.
 - The budget includes a 4% increase in the HOA dues for 2025
 - The budget includes plans to contribute \$25,000 to reserves in 2025 is lower than the recommendations of the Reserve Study.
- Motion made to accept the proposed budget. Seconded and approved

Good of the Order

- Tabled the suggestion of meeting every other month.

Our next meeting is scheduled for **March 11, 2025 at 4:00 p.m. in the Clubhouse Board Room.**

Meeting adjourned at 4:45 p.m.

Respectfully submitted,
Claire Frye
Secretary