The Summit HOA Neighborhood Meeting Minutes

Middlebury Boys & Girls Club

January 15, 2024

6:30pm

Present: Allen Eash, Aaron & Jennifer Eash, Joe & Loanna Smucker, Jeff & Jennifer Longenbough, Kevin & Kim Miller, Rose Groff, Liana Taylor, Ryan Gratz, Jessica Glassman, Mike Judson, Daniel & Ginny Hanson, Liz & Dolph Voelker.

Allen Called our meeting to order and introduced our current HOA Officers: President - Allen Eash, Vice President - Aaron Eash, Secretary – Rose Groff, Treasurer – Ryan Gratz, Member at Large – Kevin Miller.

Allen also recognized our committees, Social Committee Chair – Liana Taylor, Grounds Committee Chair – Aaron Eash, Welcoming Committee Chair – Rose Groff, Architectural Committee Chair – Allen Eash.

Allen recognized and thanked our outgoing board members Ryan Gratz for all their time and hard work in setting up our Quick Books Online System, and Kenlyn Homan for her time and efforts on our HOA Board as well.

A ballot was presented for 2 new Board Member Affirmations, Liana Taylor, new 3-year term and Jessica Glassman, new 3-year term. Also presented was Aaron Eash for another 3-year term.

Allen shared our 2023 State of the HOA, being our Financials, showing 2023 actual budget compared to 2022 actual budget. Noted was $23,219.00 in cash in the Bank as of 12/31/23. With a goal of $50,000 as a reserve going forward. Also presented was our 2024 budget, (attached) showing an increase from additional lot rent for those homeowners who own more than 1 lot. After some discussion Mike Judson made a motion “that the new structure for dues of $150 per each lot owned that was communicated via a notice dated on or about January 9, 2024, be nullified. The late fee schedule will continue as per the covenant. All multiple lot owners, for the duration of their ownership, will be grandfathered under the established historic policy, which is: multiple contiguous lots, with a single residence existing on one lot and occupied by the owner of the lots, will be assessed as a single parcel, with a single lot fee for purposes of colleting the HOA annual fee. Upon sale or change of ownership of any or all the said lots, the lots and their new owner or owners will come under the provisions of the covenant section 25.” Dan Hanson made a 2nd motion, and 5 homeowners were in favor. Jeff Longenbaugh then mentioned that a vote of 5 is not a quorum, but it does tell the HOA the pulse of the neighborhood. Since the meeting was so small, probably due to the weather, it was decided to put out a survey to the neighborhood, before we email the HOA dues for 2024.

Allen mentioned in closing, that the HOA is always concerned about keeping the drains along the curb clear, no trailers or undrivable cars parked in driveways, no cars parked in the grass, no cars on streets overnight for multiple nights. Just trying to keep our neighborhood attractive, and our home values high.

Board Member Ballots were filled out and collected as everyone was leaving. Everyone was affirmed.

Meeting adjourned.

Rose Groff

Secretary