

**SUMMERHILL AT STONY POINT  
UNIT OWNERS' ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
Minutes  
January 28, 2025**

**Attendance:**

Judy Buchanan	Present	Wanita Hlavaty	Present
Sarah Campbell	Present	Billy Wells	Present
Gordon Deans	Present	Sally Woodhouse	Present
Andy Gray	Absent		

**Meeting Call to Order:** *The meeting was called to order by the President at 2pm.*

**Adoption of Agenda:**

*Motion made, 2nd and approved to approve the agenda.*

**Approval of Minutes:**

*The minutes of the December meeting of the BOD were approved unanimously.*

**Board Approvals since last meeting:**

The President stated that two approvals were previously missed from October 2024.

Date Requested	Issue	Address	Contractor	Cost/Amount
24-Oct	Repair part of back fence	property	Baxter Safe Homes	\$ 1,410.00
24-Oct	Repair subfloor and reset door	3114 Lake Village Drive	Baxter Safe Homes	\$ 1,195.00
3-Jan	ARC Request-extend patio by 2 feet	3154LVD		\$ -

**Announcements:**

The President thanked Jerry Barnthouse for his quick notice about the water emergency in Richmond during the January storm.

**Treasurer's Report:**

The Treasurer's report was presented by Lee Hlavaty. Because the financial reports for December have not yet been presented by CPVA, Mr. Hlavaty presented some facts from

November. Our loan repayment is according to schedule, despite the fact that the November payment wasn't made until December as the due date was on a week end. The months of October and November ended with deficits. Several corrections to the financials were made by the Treasurer and Manager thru November. There was also an additional roof repair at 3156 LVD of \$1290. Year to date, the financial are correct and our payments to Waste Management were \$6000 over budget due to an increase in their rates. Bills for Water and sewer are three months behind as we are waiting for billing August thru November. There was a raise of 6% during the summer and we anticipate that the next bill (for three months) will be \$4000 per month which will put us at about \$6000 over budget. When the anticipated bill for 3 months of water and sewer arrives, it is anticipated to be about \$4000 per month or about \$12,000 over budget. Landscaping is under budget thru November but "Other Grounds" is over budget. Tree removal and pruning is on budget.

Debt service for November has not been recorded yet nor has the payment of \$5372 for the 2023 audit. Therefore, the Treasurer estimates that we are about \$25,000 over budget as of the end of November. The Manager estimates that the December financials should be presented soon.

### **Managing Agent's Monthly Report:**

Ms. Mcnett presented her monthly report for CPVA. During the month she worked with the accounting department on the December financials and made appropriate corrections. She contracted for our snow treatment and removal, worked on the budget, consulted with the attorney to answer Board questions and worked with Dennis Northrup, the Maintenance Manager on maintenance contracts.

### **Committee Reports:**

#### **Activities--Lee Hlavaty**

Successful events in December included decorating the Lodge for the holidays, a cookie exchange, a reading of Christmas poems, a Celebration dinner attended by 40 residents, a visit by Carolers, a white elephant exchange and a New Year's Eve potluck. An Arts for the Heart session was led by Ausra Huntington and some works produced that day will be featured in the February Happenings.

All residents are encouraged to support events and there will be a survey to gauge interest in movies and other activities. Upcoming events in February will be a Celebration dinner featuring a BBQ menu featuring chicken and pork and a variety of sides.

#### **ARC committee--Gordon Deans**

Gordon reported for Linda Tiffany Deans. Because there were no requests to consider, there was no meeting.

#### **Buildings--Laurel Purchase**

The wiring in the Mail Room was secured by Dennis. Dennis will also supervise storm line cleaning if needed. Dennis is also working on the list of the next units that need bandboard repairs. The kitchen cleanout is ongoing, and a new list of replacement windows will be developed in May.

Laurel also presented a bid to repair and repaint the outdoor canopy at the main entrance to the Lodge. A bid of \$4737.00 was presented to the board. Work will proceed as the weather permits.

- Motion made to approve \$4,737.00 from "Paint It Right" to repair and repaint the canopy at the front of the lodge.

*Motion was approved unanimously*

#### **Communications--Gerry Doyle**

There was no meeting and no report. (The Committee meets quarterly.)

#### **Finance Committee--Lee Hlavaty**

See the Treasurer's report. Lee asked for approval of the Summerhill investment policy, but the President stated that that policy will be combined with two others and will be presented to the Board for approval in the next few months.

#### **Health and Safety--Cheryll Hutchings**

The Committee is interested in inviting another podiatrist to come to Summerhill if there is need and interest. Look for a survey of interest.

There was a question about uneven sidewalks. The President explained that there will be repairs only where there is more than a 1/2 inch differential between sections. Several issues were addressed last summer and repairs made.

#### **Landscaping--Barbara Blasch**

Barbara thanked Nature's Way for their help with snow and ice removal, and she stated that there will soon be a new crew chief. She also asked residents for their participation in the trimming program. It is necessary for the proper propagation of our plants and, according to a Richmond Police safety survey, for the security of our residents.

There was also a proposal to clean up and replant our various parking-lot separation plots, but because Dennis and Freddie will do the cleanup prior to replanting, the bid needs to be reworked before presentation to the Board.

(At this point in the meeting, there was a disruption by Eugenia Poulton who is unhappy with the trimming of her rosebushes. She voiced her disappointment in a loud fashion to the Board and those present, before leaving the meeting.)

#### **Old Business:**

The 2025 Budget was reintroduced with a reduction in Lodge Reserves because of previously accomplished repairs.

- Motion made to approve the 2025 budget as presented by the Finance committee with a modification to reduce the lodge reserves from \$42,100 to \$35,000.

*Motion was approved unanimously*

The new 2025 assessment fees will be effective March 1. The President stated that it is expected that 2024 will end with a deficit of about \$10,000.

### **New Business:**

There was no New Business.

**Next meeting: Tuesday, February 25, 2025 at 2:00 pm**

### **Motion for Executive Session:**

There was no executive session

### **Owner Comments:**

**Jerry Barnthouse** asked why there are no end-of-year financials. The Managing Director reported that our financials are much more complicated than those of most other communities and just need more time. The appointed date for their release is the 25<sup>th</sup> of the month, and she promised to help make them ready by that date.

The president stated that, if CPVA cannot produce the financials by the 25<sup>th</sup> of the month, we will always be two months behind in our reporting. If that happens, we may need to shift Community Board Meetings to the first week of the month. A decision on that may be made in the future.

**Cheryll Hutchings** asked if the new budget has a 3.1% increase in monthly fees. The president responded that yes, it is in that range. The President stated that our Bylaws require us to back assess the difference in assessment fees between 2025 and 2024 for January and February. At the current time, the amount is expected to be between \$40 and \$50 per unit. CPVA will send a letter to all owners with the new fees for 2025 (starting in March) and the special assessment. The Manager said she expected those numbers to be processed and mailed out by next week.

There was a discussion about payment methods. Bills may still be paid by check to the processor in Delaware, but mail is slow. The recommended process is automatic payment by using a form available from Iolet.

(At this point in the meeting, Ms. Poulton returned and continued to complain to the Board about the treatment of her rose bushes, and she threw some dried cuttings at the table where the Board was seated. The Managing Agent asked her to leave immediately.)

**Judy Buchanan** made an appeal for information to move a car that was parked in a guest space that Dennis and Freddy need to use to continue their landscaping cleanup, and there was a question about a Pod that was parked over two spaces. (The Pod had already been removed.)

**Sheila Reader** asked a question about goose management, but the consensus is that there is no legal solution to the problem.

The President stated that there will be a special meeting in March to approve the updated Declaration and Bylaws. Proxies should be mailed in late February to all owners for approval. The March meeting will be "double"--first a "special" meeting to vote on the updated Declaration and Bylaws and then the regular March Board Meeting.)

**Adjournment: Motion was made and approved unanimously to adjourn**

*meeting. Meeting adjourned at 2:54 pm.*

Respectfully submitted,  
Judith O. Buchanan, Secretary  
Board of Directors

February 12, 2025