

**SUMMERHILL AT STONY POINT
UNIT OWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
Minutes
April 22, 2025**

Attendance:

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

Meeting Call to Order: called meeting to order at 2:00 pm.

Adoption of Agenda:

Motion made, approved to approve the agenda.

Approval of Minutes:

March BOD and April 8 special meeting minutes were approved by email

Board Approvals since last meeting:

Date Request	Issue	Address	Contractor	Cost/Amo	Notes
5-Apr	Parking Spot	3154 LVD	none	\$ -	Swap parking spots between 3154 LVD and the Guest spot across the street. Dennis can handle one change
11-Apr	Roof Repair	3134 LTC	Davidson Roofing	\$ 1,480.00	

Announcements:

The president announced that CPVA has reshuffled some of their managers and that Dave Hering will be the new manager of Summerhill. The President welcomed Dave and thanked Kristen McNett for her work with Summerhill since the retirement of Bill Swift.

Appointment of New Board Director:

In order to fill a vacancy on the Board, the President announced that Janet Unruh was the only person who expressed interest in filling that vacancy until September elections.

Motion made, approved unanimously for Janet Unruh to fill the BOD vacancy. Janet joined the BOD for the remainder of the meeting.

Treasurer's Report: Lee Hlavaty

Lee Hlavaty gave a brief Treasurer's report. Because there were no financials yet for March from CPVA, the Committee met and discussed current economic trends and interest rates and then approved Financial Policies. (Those policies will be combined with various others and presented to the Board for approval during the May meeting.) There will be two Finance meetings in May, on May 2 and May 25.

Managing Agent's Monthly Report: Kristen McNett

Kristen McNett gave her monthly report and indicated that she performed her usual activities to support the Board and the Community.

Committee Reports:

Activities: Lee Hlavaty

Lee Hlavaty reported for the Activities Committee that the May calendar was published today and that the May pizza lunch will be on April 30. In addition to the usual May activities, the Committee is planning a Taco Bar for the June Celebration Dinner. There will be a Memorial Day potluck, followed by music by Mike Edwards.

Lee later stated that the Activities Committee will put out a survey soon to gauge community interest in different events.

Architectural: Barbara Blasch

Barbara Blasch reported that no business was brought to the committee during the month, and she reminded all residents that all exterior changes and/or additions need to be approved by the committee and the Board before they are enacted.

Buildings: Laurel Purchase

Laurel Purchase reported the Buildings committee they approved two projects to improve drainage so that residents can go in and out of their residences during a reasonable rain event.

The Buildings committee requested the following Board approvals.

- \$1,600 – drainage improvement – Nature's Way – 3110 Lake Village Drive
 - *Motion made and approved unanimously*
- \$4,800 – drainage improvement – Nature's Way – quad at 3136-3148 Lake Village Drive
 - *Motion made and approved unanimously*

Communications: Gerry Doyle

No meeting, no report

Finance & Insurance: Lee Hlavaty

Lee stated that the Finance committee reviewed and approved three finance policies for approval by the BOD. The President stated that we are creating a policy manual that will contain all policies. This includes the three finance policies and will go to the BOD for review early May and for approval at the May BOD meeting.

Health & Safety: Cheryll Hutchings

Cheryll Hutchings reported for the Health and Safety Committee that their recent survey of activities didn't get a great response and will probably be repeated in some

form in the fall. She also said that Martha Hager is planning a talk in the near future on weight management.

Landscaping: Barbara Blasch

Barbara Blasch reported that there will not be a meeting in May, but that there will be an application of weed control soon. It is safe for pets once it has dried, but pet owners should use caution when it is applied and is still wet.

Old Business: None

New Business:

- A bid was proposed for Chimney Cap Repair at 3142 Lake Village Drive to be done by Davidson Roofing. The problem was discovered during a resale home inspection.
 - *Motion made and approved unanimously to approve \$1,150 for chimney cap repair at 3142 Lake Village Drive.*

Owner Comments:

Lee Hlavaty asked if the drainage work will come from Reserves. The President stated that it should be out of reserves.

Minta White asked about our copperhead control policy in the natural area behind some residences. The President responded that we do not attempt to control copperhead snakes and that the natural areas are just that--left to nature to be perfectly natural. Tree limbs would be removed only if they posed a danger to residents or property. If residents want to experiment with snake "control", they are welcome to do so on their own around their residences.

Cheryll Hutchings asked about a new timetable to reconsider the Bylaws. The President replied that there is nothing planned in the near future.

Evelyn Henson was concerned about traffic that goes in the wrong direction around the circle and others who speed in the circle. She also complained about trucks that block the circle and force drivers to go in the wrong direction. She would like to see better signage and enforcement, perhaps with a camera. (The President corrected an assumption that at least one of the businesses mentioned is a UOA vendor.)

Next meeting: Next meeting is scheduled for **Tuesday May 27, at 2:00 pm**

Motion for Executive Session: None

Return from Executive Session:

Adjournment:

Motion was made and unanimously approved to adjourn meeting.

Meeting adjourned at 2:29 p.m.

Respectfully submitted by
Judy Buchanan, Secretary/VP