

**SUMMERHILL AT STONY POINT
UNIT OWNERS' ASSOCIATION, INC
BOARD OF DIRECTORS' MEETING
Minutes
March 24, 2026**

Attendance:

Judy Buchanan	Present	Jonathan Wark	Present
Sarah Campbell	Present	Sally Woodhouse	Present
Andy Gray	Present	Janet Unruh	Present
Wanita Hlavaty	Present	Dave Hering-CPVA	Present

Meeting Call to Order: called meeting to order at 2:00 pm by the President

Adoption of Agenda:

Motion made, approved unanimously to approve the agenda

Approval of Minutes:

February minutes approved by email

Board Approvals since last meeting:

Date Requested	Issue	Address	Contractor	Cost/ Amount
10-Mar	Replace lodge fire suppression air compressor	lodge	Eagle Fire	\$ 6,745.00

Announcements:

The President announced that 14 firewalls have been remediated so far, and the total is slightly higher than expected, but is expected to drop. She will keep the Board informed about every three (3) months. She also requested that residents always place trash in the dumpsters and never on the ground. She also wishes to reiterate that furniture may not be placed in the dumpster but must be delivered to the Dump.

Treasurer's Report: Lee Hlavaty

The Treasurer presented his monthly report, which is appended to these minutes. A \$100,000 certificate will mature in early April and the Finance committee has discussed its disposition during their last meeting. Revenues and expenses are within expected parameters to date.

Managing Agent's Monthly Report: Dave Hering

The Managing Agent, Dave Hering, reported that the Preliminary Reserve Study has been received, and the President said that she will schedule a meeting for the Board to discuss its

findings. The Managing Agent also stated that he has received the results of one home resale inspection.

Committee Reports:

Activities: Lee Hlavaty

Lee reported for the Activities Committee that April calendars have been distributed to the Community. All the “usuals” are represented, and the Second Cup is now twice monthly, on the second and fourth Fridays.

Architectural: Barbara Blasch

The ARC Committee met and reported that there were two requests for modifications.

The owner of 3144 Lake Village Drive requested a change of front door to accommodate a door with windows at the top. The frame and door color will not change. The change was approved by the committee and forwarded to the Board for approval.

The owner of 3109 Lake Terrace Court requested permission to install a ceiling fan on the front porch. The Committee approved the request with several stipulations.

Motion approved 6-0 with 1 abstention to approve the door replacement request for 3144 Lake Village Drive.

Motion approved unanimously to approve the porch ceiling fan installation request for 3109 Lake Terrace Court with the condition that wiring must come from within the unit and not show outside.

Buildings: Laurel Purchase

Laurel Purchase, reported that window replacement will start developing a list this Spring. Dennis is working on the ivy and fence. Band boards will be selected once the crawl spaces are inspected. We are waiting for this to start. Dryer Vent Wizard has given us a quote-same as last year (\$89/unit). Sign-up will be in the lodge – unit owners pay themselves. Committee is requesting the Board approve a new security panel for the lodge - \$1,000 for system upgrade and \$40/month for monitoring. This will allow scheduling when the alarm is armed/disarmed.

Motion made and approved unanimously to spend \$1,000 with Alarms Inc to upgrade the lodge alarm system panel. This includes \$40/month monitoring.

Communications: Cheryll Hutchings

No meeting, no report

Finance & Insurance: Lee Hlavaty

In addition to his previous treasurer's report, Lee stated that our three-year Insurance policy expires this coming summer and that the Committee, with the help of our Manager, has begun the renewal process.

Health & Safety: Cheryll Hutchings

No meeting, no report

Landscaping: Barbara Blasch

Barbara reported that 3132 LVD has requested to replace her front plants at her expense. The Landscape committee has approved her plan. The committee received a request to replace boxwoods at the corner of Lakeshire and Lake Village Drive. The unit owner was told that the Landscape committee had no further funds for this year and would put it on the list for next year. Nature's Way trimmed all hydrangeas, but only some should have been trimmed. It is difficult to determine which should be trimmed during the winter. The sign-up sheet for the garden plots is still in the book but will be removed at month end.

Old Business:

- ***Flag Lowering***

The President and other Board members restated the previous discussion points about a “policy” of lowering the flag when a resident dies (see February 2026 minutes). The President also added that the UOA should not advertise a resident’s medical condition. A Board member reiterated that the flag is a symbol for the country. One Board member stated that they received 1 email and talked with 3 people and it is 50/50. One Board member stated that health status was something they did not want advertised during a recent event. They felt it was a family decision. The family may honor the loved one as they desire. One Board member had concerns about creating confusion with the lowered flag when there is no call from the Federal government.

Mr. Hering then stated that none of his communities has ever had such a policy.

Motion made and denied unanimously to develop a policy to lower the US flag on the death of a resident.

- ***Trash Contract***

The President stated that J Pryor suggested we have an 18 month contract the first year so it will match our fiscal year. We would then transition to an annual contract. All other terms are the same.

Motion made and approved unanimously approved to accept the updated trash contract with J Pryor moving from 12 months to 18 months.

New Business:

- ***Parking modifications for snow removal***

The President stated that Dennis Northrup, our Maintenance Supervisor, in collaboration with several residents who were affected by the recent snow and ice, has presented a plan which will open up a large area for placing the overload of snow and thus preserve all resident parking spaces. The implementation will involve changing 4 resident parking spaces.

Motion made, approved unanimously to move parking spots for 3109 and 3136 Lake Village Drive, giving 4 Guest spots for snow.

- ***Maintenance Items - Roofing Proposal***

Motion made, approved unanimously to approve an agreement with Davidson Roofing for roof repair at 3120 Windmoor for \$1,390.

- ***Maintenance Items - Facia Repair***

Motion made, approved unanimously to approve an agreement with R Tillery for facia repair at 3112 Lake Village Drive for \$735.

Owner Comments:

Minta White spoke to compliment Dennis Northrup, our Maintenance Supervisor, for his willingness to collaborate with residents around the scheduling of fire wall repairs.

Grace Silverstein asked about the number of residents who are in arrears. The President replied that there are two owners who are currently 90 days in arrears and that our community Manager is following the normal process to resolve the situation. Because of confidentiality practices, names cannot be disclosed.

Next meeting: Next meeting is scheduled for **Tuesday April 28, at 2:00 pm**

Motion for Executive Session:

- No executive session

Return from Executive Session:

Adjournment:

Motion was made and approved unanimously to adjourn meeting.

Meeting adjourned at 2:43 p.m.

Respectfully submitted by
Judith O. Buchanan,
Secretary and VP

Attachments:

Summerhill UOA Finance Committee Meeting

Treasurer's Report to the Board

February 24, 2026

Financial Statements from CPVA Management are prepared on the Modified Cash Basis, meaning expenses are recorded as paid, and revenues are recorded as earned (accrual).

- A 4-Month \$100,000 Reserves CD matured in January at 3.9% for \$101,304. It was replaced with a 12-Month \$100,000 CD Maturing on January 29, 2027, at 3.75%. The next maturity is \$100,000 Reserves CD on April 1, 2026. The Maturities Plan was discussed in the Finance Committee meeting.

- BALANCE SHEET – 1/31/2026
 - The three investment accounts are totals for the Operating, Lodge, and Replacement Reserves investments. In January, we earned \$2,250 (before income taxes).
 - Combined operating accounts (excluding investments) were \$47,466 as of 1/31/2026; an increase of about \$7,800. Note: \$200 petty cash fund was written off to expenses.
 - Payments from Reserves in January included \$34,740 for window replacements in 22 units, and \$5,125 for Firewall work in two units on LSC.
 - We had no capital contributions in January.
 - Total Assets were \$1,171,000; a decrease of \$15,500 (1.3%).
 - 1st Citizens Bank Loan balance was \$159,609.
 - Total Equity was \$997,900, a decrease of \$11,300 (1.1%).

- REVENUES AND EXPENSES STATEMENT - through January 2026
 - Total Income was close to the budget.
 - Total administrative and insurance expenses were under budget by \$1,700 in January.
 - Exterior repairs in January included \$1,000 for crawl space fungus/mold, and \$1,150 for siding. Maintenance and repairs were under budget by \$600 in January.
 - Electricity expenses are over budget due to Christmas lighting and longer evening darkness. Trash Collection was under budget due to 50% credit (\$1,175) for missed pickup in 2025. Water/Sewer and gas were under budget slightly in January. This reflects existing wastewater credit (no invoice for one meter), but that was offset by \$2,162 quarterly stormwater charge and \$1,282 gas bill.
 - We incurred \$11,300 for snow removal in January that was paid in February so it's not on these statements and Landscaping was under budget by \$3,500.
 - January was net under budget by \$6,300.

This concludes the Treasurer's Report.
