

SUMMERWIND HOA MEETING MINUTES

DATE: SATURDAY, MAY 2, 2025

TIME: 10:00PM

ANNUAL MEETING INFORMATION

The Summerwind HOA annual meeting was held to determine quorum and conduct board elections. Summerwind called the annual meeting of the Summerwind HOA to order at 10AM.

The meeting established a quorum with 17 total attendees, including 10 proxies and 7 members present, along with 2 out of 3 board members (Martin Salazar and Monica Leos) in attendance.

QUICK RECAP

Five candidates ran for the four available positions, with Martin, Angela, Anna, and Sandy receiving the highest votes.

The meeting included extensive discussion about parking regulations, with homeowners expressing concerns about visitor parking fees and street parking restrictions. Board members explained the historical context of parking rules, noting they were implemented due to city citations requiring emergency vehicle access.

Additional topics included pet feeding violations and wildlife issues in the community. The conversation ended with plans to address parking in detail at the next board meeting on Wednesday.

NEXT STEPS

Angela Casas

- Provide city code and relevant parking rules links to new board members via email after welcome email is sent.

Ann

- Contact Cesar after the meeting to follow up on parking committee participation (per exchange of numbers).

April

- Submit evidence (videos) of animal feeding violations to management and board for formal violation processing.

April (optional/follow-up)

- Call city services (311) to report animal feeding issue and request traps if needed.

Martin (Summerwind)

- Schedule and conduct next board meeting on Wednesday, including election of officers, one-hour parking discussion, and violation review at 8pm.

Monica Leos

- Tally and finalize election results for the new board members and communicate to relevant parties.
 - Ensure property management is included in the distribution for the next meeting.
- Collaboration
- New board members (Martin, Angela, Ana, Sandy): Send name, address, email, and phone number to Martin (Summerwind) for distribution list and management company notification.
 - All interested (Ann, Cesar, Ana, others): Attend the next parking committee meeting on May 6 to participate in parking rule discussions.
 - All interested homeowners/residents: Consider joining relevant committees (e.g., parking, animals) and notify Monica or the board of interest.

MEETING SUMMARY

Summerwind HOA Annual Meeting

Summerwind mentioned that Monica had received meeting notes from the previous annual meeting via email for approval, noting that the previous meeting was simple with only one board nomination that was unanimously approved.

Financial Updates and Board Elections

The meeting covered financial updates and board elections. Summerwind reported total funds of \$61,127.72, with \$48,309 in operating funds and various reserve accounts. The board discussed implementing a parking system, constructing a pavilion, and restriping roads as major expenses for the year. During the election process, three initial nominees were identified, but Ana Walton and Sandy Zepa were added as additional candidates, resulting in five candidates running for four board positions. The conversation ended with instructions for voting, with Monica designated to tally the votes as she was not running for a position.

Housing Association Board Election

The meeting focused on conducting a board election for a housing association. Five candidates are running for four board positions, with the highest vote getter winning. The group discussed voting procedures, with each property owner able to cast one vote per property. Due to technical difficulties with remote participation, the voting process was simplified to having attendees text their vote to Monica Leos, who was handling the balloting. The meeting clarified that proxies had already been collected and submitted, with Robert Ibadas being the only proxy holder who needed to vote for himself.

Ballot Collection and Voting Process

Moni was entering ballots and requested addresses and votes from participants, noting that Cesar has 2 votes due to having 2 properties. Summerwind confirmed they would text the necessary information to Moni, and Sandy received clarification about Moni's phone number from Summerwind. The conversation included some casual discussion about blood sugar levels between Ana and Summerwind.

Board Election Vote Count Meeting

The meeting focused on counting and verifying votes for board positions. Moni read out the votes, which totalled 18 in total, with some clarification needed on proxy votes. The top vote recipients were identified as Martin with 5 votes, Angela with 5 votes, Anna with 4 votes, and Sandy with 3 votes. The conversation ended with the need to determine the next steps in the process.

Proxy Voting and Parking Concerns

The meeting included a discussion about proxy voting, where Summerwind clarified that proxy voters participate online rather than in-person. Ann expressed concerns about parking issues and community isolation, arguing that the current direction of the community is not accommodating multi-family households as intended when the homes were built. Ann highlighted specific incidents involving vehicle removal during maintenance and emphasized the need for better parking arrangements to support families and maintain community cohesion.

Parking Committee Membership Discussion

Monica invited Ann and others to join the parking committee to gain perspective on community management decisions. She explained that the community was designed with no street parking due to narrow streets affecting emergency vehicle access, and that the current even-odd parking system was implemented after a city citation. Ann agreed to join the committee, and Ana expressed interest in joining as well, noting her surprise at the overnight parking fees. The next committee meeting was scheduled for May 6th.

Summerwind HOA Parking Fees Implementation

Martin explained the context behind the implementation of parking fees at Summerwind HOA, noting that the subdivision was originally designed without street parking but later allowed it due to city citations. He clarified that the current system, including odd-even parking and overnight guest fees, was implemented to address both resident complaints about street parking abuse and concerns from homeowners about neighbors using visitor spots. The parking fees apply only to overnight guests after 11 PM, not to homeowners themselves, and were designed to cover service costs rather than generate revenue.

HOA Parking Enforcement Challenges

The group discussed parking enforcement challenges in their HOA, with Zoom explaining that they implemented a system to hold the HOA responsible for enforcing parking rules across 143 homes, despite being landlocked with no additional parking available. The discussion centered around concerns that parking issues dominate HOA business conversations, with Zoom expressing frustration that incorrect information was previously provided to homeowners about visitor parking usage. Cesar suggested exploring more creative solutions inspired by urban cities, while Summerwind raised concerns about potential legal challenges if they were to modify existing rules, noting that changing CC&Rs could lead to lawsuits from disagreeing homeowners.

HOA Parking Regulations Discussion

The group discussed parking regulations and city code compliance within the HOA. Cesar raised concerns about current parking restrictions, while Zoom clarified that all current rules align with city code and are not tailored beyond that compliance. Summerwind noted that changes to visitor parking rules would require a 67% majority vote through a CCNR change. The discussion concluded with an agreement to wait for the parking committee to further address these concerns.

Board Meeting: Parking and Animals

The board meeting focused on parking issues and animal control concerns. Summerwind proposed making the next board meeting on Wednesday entirely dedicated to parking discussions, limiting it to one hour. April raised concerns about neighbors feeding stray animals, which was attracting wildlife like skunks and raccoons. The board discussed that violations require documented evidence, and Zoom suggested using city services as an alternative approach, sharing that animal control traps are available through the city's 311 system. The conversation ended with plans to adjourn at 11:08, with the next meeting scheduled for Wednesday.