

DATE: WEDNESDAY, MAY 13<sup>th</sup>, 2026

TIME: 7:00PM

The Summerwind HOA Board Meeting focused on officer elections, property management concerns, ACC enforcement procedures, camera system updates, parking enforcement, and homeowner account matters.

Board Officer Elections:

- Martin elected President
- Sandy elected Vice President
- Angela elected Treasurer and Board Liaison
- Ana elected Secretary

A large portion of the meeting focused on concerns regarding current property management company Trio, including communication issues, violation enforcement consistency, fee structures, and homeowner satisfaction. Monica proposed exploring a transition to another management company, Jellybird, which quoted approximately \$425 per month compared to Trio's current \$900+ monthly cost.

The board voted to:

- Conduct a 10% audit of ACC violation accounts
- Survey homeowners regarding HOA management satisfaction
- Meet directly with Trio representatives to reset expectations and review enforcement priorities before making any final management company decisions

Additional topics included:

- Camera system reset and reinstallation at the park
- Addition of two new Nest cameras near the pavilion area
- Potential installation of a Wi-Fi hotspot at the center island for camera connectivity
- Parking enforcement and towing concerns
- ACC committee appointments and restructuring
- Homeowner fee waiver requests and account reviews
- Park closure and safety concerns
- Occupancy and trespassing concerns on Latrobe properties

## Next Steps

### Angela

- Audit Monica's ACC violations, supporting documentation, photos, and communications
- Present findings and recommendations to the board within the next few days
- Send audit summaries and recommendations to the board for review and voting prior to the next board meeting
- Coordinate a "level set" meeting with Edward from Trio and ACC representatives regarding violation priorities and procedures
- Ensure ACC communications from Trio are copied to the board, with one designated liaison handling responses
- Conduct a 10% audit of ACC violation accounts and report findings to the board
- Audit delinquent homeowner accounts and verify payment plan status before collections activity
- Provide weekly or as-needed summaries of ACC dispute communications to the board
- Contact Melissa regarding continued ACC committee participation and reach out to Marshall if needed
- Coordinate general homeowner communication regarding:
  - Single-family occupancy rules
  - Loitering concerns
  - Park closure updates
  - Neighborhood safety reminders
    - Coordinate violation notices regarding:
  - Trespassing complaints
  - Park closure violations
  - Occupancy concerns at 27 Latrobe and 3 Latrobe

### Cesar

- Coordinate and provide Zoom information for the Parking Committee meeting involving Cesar, Ana, Ann, and Angela
- Review current parking policies, concerns, and recommendations with committee members

Martin

- Research hotspot and internet options for the center island area, including:
  - T-Mobile
  - Spectrum
  - AT&T
    - Present cost and installation recommendations to the board
    - Coordinate completion of current camera reset and reinstallation process
    - Order two additional cameras for pavilion surveillance
    - Coordinate electrician installation once new cameras arrive

Collaboration / Vendor Follow-Up

- Maintenance and landscaping vendors to repair or replace leaking sprinkler heads identified at the front entrance area

### Detailed Meeting Highlights

#### HOA Board Officer Elections

The meeting opened with five board members present: Martin, Sandy, Angela, Monica, and Cesar. Officer positions were discussed and finalized, with Angela agreeing to serve as both Treasurer and Board Liaison to Trio. Monica requested transparency through inclusion on communications involving the management company, which the board agreed to support.

#### ACC Committee and Camera System Updates

The board discussed ACC committee participation and proposed inviting Javier and Cesar to join while confirming Melissa's continued involvement. Camera system discussions included resetting and transferring existing Nest cameras under HOA control, adding two new pavilion cameras, and evaluating hotspot options to improve connectivity.

#### Property Management Company Concerns

The board discussed ongoing concerns regarding Trio's communication practices, violation enforcement consistency, fee structures, and homeowner interactions. Monica proposed considering an alternative management company due to perceived service deficiencies and cost concerns.

Rather than immediately moving forward with termination, the board voted to:

- Conduct a 10% audit of ACC violation accounts
- Survey homeowner satisfaction
- Schedule a drive-through inspection with Trio representatives
- Clarify enforcement expectations and procedures

#### Violation Enforcement and ACC Procedures

Board members discussed concerns regarding inconsistent violation enforcement, including trash can violations, follow-up timelines, and communication standards. The board agreed additional oversight and alignment with Trio would be necessary before determining future management direction.

#### Gate, Parking, and Towing Discussion

The board reviewed gate repair updates and confirmed receipt of a \$7.50 reimbursement from State Farm related to repairs.

Parking enforcement and towing concerns were also discussed. The board reaffirmed that governing documents prohibit street parking, although temporary odd-even parking procedures had previously been implemented based on legal guidance.



Clark addressed the board regarding a recent towing incident involving his wife's vehicle. The board explained enforcement requirements tied to fire lane access and neighborhood safety. Clark agreed to participate in future Parking Committee discussions.

#### Homeowner Account Reviews and Fee Waivers

The board reviewed multiple homeowner account concerns involving fees, violations, and ACC-related charges.

Lizette requested review of approximately \$328 in assessed fees tied to mowing and roofing-related violations. Following discussion, the board approved the waiver request by a 4-1 vote.

The board also discussed Monica's request involving approximately \$800 in fees dating back to 2023. Rather than making an immediate decision, the board agreed to conduct a detailed audit of her account and supporting documentation before voting.

#### Latrobe Occupancy and Safety Concerns

The board discussed concerns involving excessive occupancy, loitering, trespassing complaints, and park closure violations involving properties located on Latrobe.

The board agreed to:

- Send general community reminders regarding neighborhood safety and conduct
- Issue specific notices to affected properties
- Reinforce park closure rules and occupancy standards
- Document police report activity where applicable