

PROPERTY OWNERS ASSOCIATION OF SUMMIT at LAKE RIDGE
July 25, 2024 @ 7:00pm Virtual Board MEETING
Cedar Hill, Texas

Meeting Minutes

- Established Quorum and Called the Summit Annual Meeting to Order at 7:05pm - Board members Richard Haertling and Gary Karnavas, and seven Summit Property Owners
- Board Actions
 - Fill Board member vacancy left by Anthony Baker's passing. - Delbert Kirby responded to the request for potential Board candidates. Gary Karnavas made a motion to appoint Delbert to fill vacant position, seconded by Richard Haertling, the Board voted unanimously to appoint Delbert to fill position until 2025 Board election in April 2025.
- Review of 2024 Financials as of June 30, 2024 - Gary Karnavas provided a financial overview through June 30, 2024.
- Old Business
 - Security Camera Upgrade - Board approved security camera upgrade for both gates and installation has been completed. Installed new cameras, recorders and added a camera to each gate. Increased coverage, quality and analytics to be able to get license plates.
 - ACC Update - 3 homes under construction, 2 planning to start soon. Video that provides orientation to builders/Property Owners on ACC process, and ACC adopted Lake Ridge model of assigning ACC members to shepherd new builds to help reduce misunderstandings and expedite process. A new process was implemented to do an initial review for New builds within seven days that submittal is sufficient - not approved, but that all requested materials are submitted.
- New Business:
 - Adoption of Construction Site Policy - adopt same policy as Lake Ridge PoA Construction Site Policy - Gary Karnavas made motion to adopt the Construction Site policy, seconded by Delbert Kirby, the Board voted unanimously to adopt the policy.
 - Adoption of Lake Ridge Rules and Regulations Design Matters V3 (released in July 2024) with Summit Addendum - Gary Karnavas made motion to adopt the Lake Ridge Rules and Regulations Design Matters V3 with Summit Addendum, seconded by Delbert Kirby, the Board voted unanimously to adopt the policy.

- Hardwick Gate Landscape - discussion on the current look of the landscape and start to investigate what could be done to improve the look of the landscape and get Property Owners feedback prior to any changes.
- Homeowner's Forum
 - Discussion about an individual parking near property owner's driveways and leaving the car for extended periods - on Mt McKinley Pl. Police had been contacted, but the car had to be left for more than 48 hours before the Police could take action.
- VI. Adjourn

Meeting was adjourned at 7:38pm