

Will [Signature], PRESIDENT, 6/21/2022

## Minutes

Board of Directors  
Summit Estates at Fischer

Telephone Meeting  
April 25, 2022

1. **Call to order and certify quorum** - President Conrad called the meeting to order at 9:01 AM with members Conrad, Ferrell, and Carr present. A quorum was present
2. **Review discuss, and take action on proposals for legal counsel** - Members discussed the two proposals received; Thurman Phillips, and Langly and Banack. Carr noted that the proposals may be close with Thurman's having lower cost and no retainer. Ferrell noted that Thurman's proposal had very extensive information about their experience and services. Conrad agreed that Thurman's proposal was very thorough, but wondered if Langly's was less extensive because they had previously worked for one of the members. Ferrell expressed concerns for the schedule of fees that Thurman presented because the cost for one letter exceeds the entire annual dues for an SEF member. Conrad said he would follow up with Thurman to find options to address the concerns over collection fees. Ferrell made a motion to authorize President Conrad to engage Thurman Phillips **IF** he was able to find a reasonable way to address concerns that were discussed. **Motion Ferrell, second Carr. Carried 3/0**
3. **Finding new mowing company** - Vice President Ferrell reminded members that our current mowing vendor is no longer working and that we need to solicit bids for a new contractor. He suggested that we ask SMTX if they can refer someone, and that we use the SEF Facebook page to see if any members have a business that we might consider. Conrad said he would prepare an Invitation for Bids. Ferrell said he would forward information from our previous contractor to assist with that.
4. **Maintenance Committee** – Vice President Ferrell noted that we have received no responses from the call for volunteers in the Board's newsletter and on Facebook. Currently the Only volunteer is Don Fonner, who contacted Conrad and volunteered. Conrad will forward Fonner's contact info to Ferrell who serves as committee coordinator. Ferrell expressed concern about the lack of willingness by members to volunteer. Conrad said that lack of volunteerism might not be our challenge. He noted that not everyone in SEF had received the newsletter. He also described complains he has received that no one is responding to requests and contacts submitted through the forms on our website. He noted we should discuss this more when Item 8 is considered
5. **Beautification Committee** – Vice president Ferrell advised member that he has recruited two members and potentially a third member to serve on the beautification committee. He expects them to begin work in July
6. **Social Committee** - Vice president Ferrell advised members that he had no responses from his call for members for the Social Committee. Conrad asked whether the social committee duties might be given to the Block captain Committee. He noted that seems like a good fit. Ferrell said he would discuss this with Loy Moe, the block captain chair.
7. **Email to neighborhood by Michael asking for participation** – Ferrell noted that many members have not received the newsletter and other contacts. He noted that the contact list managed by SMTX is very lacking. All members agree.
8. **Discuss performance of management company** – President Conrad advised members that he is very concerned about the performance of SMTX as SEF's management company. He noted that while he has met with Michael Nolen numerous times and given direction, many tasks remain unaddressed while others are incomplete or poorly done. Examples include transmittal of the Board Newsletter, updates and revisions to the website, and uncollected dues. He noted seven