

**Board of Directors
Summary Meeting Minutes
Summit Estates at Fischer (SEF)
Monday, November 7, 2022**

VIA ZOOM, Hosted by SMTX Property Management, LLC

Board Members Present:

William (Willy) Conrad, President
Steve Ferrell, Vice President
Nancy Carr, Treasurer
Secretary (vacant position)

General Membership and Guests Present:

Michael Nolen, SMTX Property Management, LLC
Kathleen Wheat
Joan Conrad (to record and transcribe meeting minutes)

1. CALL TO ORDER AND CERTIFY QUORUM

The board meeting for the Summit Estates at Fischer (SEF) was called to order at 1:03 pm and quorum was met. ***Due to a board member's illness, this meeting was changed from in-person to Zoom and all SEF members were notified by email and on the Summit Estates at Fischer website.***

2. GROUND RULES

Mr. Conrad reminded members of the ground rules for this meeting:

- a. Roberts Rules of Order
- b. Respectful dialog
- c. Engaged and active
- d. One person speaking at a time

3. COMMENTS FROM SUMMIT ESTATES (SEF) MEMBERS

Mr. Conrad explained to Ms. Wheat that SEF members are invited to present their suggestions and concerns to the Board at this time; however, they will also be asked for their input during the rest of the meeting when appropriate.

Ms. Wheat expressed concern with drivers not stopping at our stop signs as well as speeding through the neighborhood. Mr. Conrad responded that the board has discussed this issue often and has also referred to counsel. SEF's attorney stated that, if SEF discovers a solution, please share it with him because his other clients have been dealing with this same issue for years. Mr. Conrad mentioned that speed bumps may be

a solution, albeit an unpopular one. This is one of the issues the board plans to discuss with General Membership during the special membership meeting in December.

4. Old Business

a. Call a Special Emergency Annual Membership Meeting

In preparation for today's meeting, Mr. Conrad reviewed SEF's bylaws and deed restrictions. The deed restrictions and bylaws require that fee increases are to be handled at the annual meeting, but the bylaws also provide authorization for the board to call a special general membership meeting. Therefore, Mr. Conrad recommended that the board call an emergency annual meeting in order to deal with fees and revenues for the Association (Summit Estates of Fischer Property Owners Association).

Referring to today's meeting agenda, Mr. Conrad recommended four items to be discussed during this emergency meeting:

- Fee Increase Resolution
- Proposed changes to Restrictions, Assessments, and Easements
- Speed limits and Stop Signs
- Gate Codes

The board agreed that these are the most critical issues for members' consideration.

b. Date, Time, Location

During the last board meeting, the board scheduled the Emergency Annual Membership Meeting for December 4, 2022; however, Mr. Conrad asked to move the meeting to another date due to schedule conflicts. After discussion, the board agreed to reschedule this meeting to Sunday, December 11, 2022, at 3:00 pm. Mr. Conrad will work with Mr. Moe to reschedule the Fischer School Community Center.

5. New Business

a. Consider a Resolution increasing Membership Dues and Road/Permit Fees for Summit Estates at Fischer

Mr. Conrad read the entire Resolution since Ms. Wheat did not have a copy. (The Resolution and other documents pertinent to this meeting will be mailed under a cover letter to all SEF members in a timely manner prior to the meeting.)

A motion was made by Mr. Ferrell and seconded by Ms. Carr to approve the Resolution as written. Motion passed unanimously.

6. Other business

No other business was discussed.

7. Adjourn

The meeting was adjourned at 1:19 pm.