

Summerfield Homeowners' Association

Board of Directors  
Meeting Minutes

Meeting Date: January 18, 2023

Present: Tim Scates, Melissa Scates, Pat Dragisic, Don Dragisic

Absent: Ken Gibson, Richard Rodriguez

MINUTES: Minutes of the October 21, 2022 were approved at the Board of Directors' meeting on December 8, 2022

ANNOUNCEMENTS: It is regret that the Board of Directors accepted the resignation of Board President Richard Rodriguez. His position will be filled by Vice-President Tim Scates until elections are held at the summer Homeowners' Meeting.

REPORTS

MAINTENANCE: The timer has been replaced in the pond by Tim Scates. He was able to secure a pump and install it himself for a cost savings to the Association.

The mulch was installed in the fall rather than the spring for a few reasons. We were able to secure a very good price and it was decided it would be better for the new plantings.

A new contract for our electricity was signed. The unit price per kilowatt hour was very advantageous, we get the environmental credit, and the price in for four years.

Lighted decorations were purchased for the entrance monuments. These can be used for many years.

FINANCE: The yearly assessment letters were mailed. The assessments are due on January 31, 2023 and penalties attach beginning on February 1<sup>st</sup>.

BOARD OF DIRECTORS: The Rules and Regulations are nearing completion. When finished, we will email them to all homeowners and post them on the website for input and suggestions. When finalized and approved, we will mail a copy to each homeowner. This document will become the guidelines to how we administer. The order is the Covenant → Bylaws → Rules and Regulations.

OLD BUSINESS: At the last Homeowners' Meeting, a question arose about how you applied for a fence permit. The confusion centered on the reading of the Covenant and the requirement to apply to the "covenanter". It was explained that this was applicable to a fence permit when the subdivision was in development. The Rules and Regulations will address fence permits, but a homeowner applies to the Board of Directors who approves the application and then applies to Joliet for a work permit.

At the last Homeowners meeting, a resident offered to coordinate a subdivision-wide garage sale if we paid her. The Board declined the offer but will do anything possible to help.

The issue of kids playing at the Bedford Pond was addressed. Signs are on order to post at all the ponds. The wording was required by our insurance company, and hopefully will deter kids and give their parents information on what is allowed.

NEW BUSINESS: The pile of dirt on the Theodore was piled up by ComEd and will be addressed by them.

A question arose if there is a group home in the subdivision. A resident said she saw people who she did not recognize walking during the summer. She said the people appeared to be mentally challenged. Other residents said two gentlemen who walk through the area live in Summerfield in separate homes. To the best of our knowledge, there is no group home here.

There is an odd placement of mulch at the Bedford Pond. It was installed in the area that has nothing growing and was put down for aesthetics and to keep erosion limited.

There are pine trees on at the Bedford pond area which are dying. The Board is aware, and we plan to remove them at a later date.

A resident asked if all homeowners were current on their assessments. There is one homeowner who paid for two years but did not pay the penalties. The Board are in contact with him. by Jo

The blacktop patches on the sidewalks is a temporary measure and the sidewalks themselves will be replaced by Joliet. A homeowner can have a sidewalk replaced if they pay 50% of the cost. A question was posed if the Association could set aside funds and pay the homeowner's portion. This did not meet with uniform approval from the attendees. No decision was made.

A question arose if the Board tries to establish a dialogue with a homeowner before any penalties or collection efforts are applied. The Rules and Regulations will spell out the procedures prior to enforcement, but we always try to make personal contact first.

ADJOURNMENT: Meeting was adjourned at 6:10 p.m.

NEXT MEETING: July 12, 2023