

Summerfield Homeowners' Association

Board of Directors  
Meeting Minutes

Meeting Date: March 23, 2023

Present: Tim Scates, Melissa Scates, Pat Dragisic, Don Dragisic, Mike Stock, Richard Rodriguez  
Absent: none

MINUTES: Minutes of the February 9, 2023 meeting were amended to correct the wrong due date of the homeowners' assessment. The correct due date for payment is March 31, 2023 with penalties.

REPORTS

MAINTENANCE: The mulch was installed last fall. Planting will begin shortly depending on the weather.

FINANCE: There are six homeowners who have not yet paid the annual HOA assessment, which was due on January 31, 2023. The late payment of the assessment with penalties, continues to be due on March 31, 2023. Additionally, there are four homeowners who had paid the annual assessment late (after January 31), but neglected to not pay the \$50 late penalty. Hopefully, all past due assessments and penalties will be paid by the March 31 deadline, so that further collections actions can be avoided."

It was noted that BMO Harris now accepts Zelle payments, so this gives the homeowners another way to pay their assessments.

OLD BUSINESS: The Rules and Regulations were discussed and the following changes were made:

- Add page numbers for ease of use
- Section 6 Association Violation Procedure: this section should read as follows: The Joliet Police department should be called for immediate action regarding the violation of rules that relate to city ordinances such as excessive noise, trespassing, traffic violations, parking issues, etc. Non-urgent city of Joliet violations should not be reported to the HOA board. They should be reported to Joliet through the CitizenVUE reporting system (overgrown grass, trees, potholes, storm sewers, street signs, etc). All other violations of these rules should be reported to the Board in writing, using the following forms either by mail or through the website.
- Section 6, Notice and Hearing Procedure, 2c: add the line to read "In case of a tie vote, the vote of the President shall be the vote of the Board."
- Add alphabetical section: Board Member Meetings: Board members must meet quarterly. All members of the Board of Directors will be in compliance with all Covenants, Bylaws and Rules and Regulations. No outstanding assessments or fines will remain unpaid, and if a Board of Directors member is not in compliance, the

member will be removed from the Board at the next Board meeting. The unexpired term will be considered open and may be filled by appointment.

- Add alphabetical section: Member (Owner) Meeting. Member meetings will occur at least once per year. All meetings will be conducted in a civil manner with discussions aimed at the point at hand. Any disruption will not be tolerated and the person causing the disruption will be removed promptly from the meeting. All members must be current in their assessments in order to vote at any meeting.

NEW BUSINESS: The Rules and Regulations must be sent to all homeowners, and there are a total of 17 pages. It was voted unanimously that the Association would purchase a laser printer for use for Association printing with related accessories and supplies. (proposed by Richard Rodriguez/seconded by Tim Scates)

Our CD is coming due and the interest rate is not attractive. A unanimous vote was taken for Melissa Scates to research rates, and, if the rate for a new CD is over 4%, she should move our money to that. (proposed by Pat Dragisic/seconded by Don Dragisic).

The Board voted to remove Ken Gibson from his position as director due to excessive absences, but did acknowledge his long service to the Association. The Board welcomed new directors Richard Rodriguez and Mike Stock.

The Association will prepare a welcome package for all new homeowners. This will be paid for with the fee collected from the transfer paperwork paid by the seller.

ADJOURNMENT: Meeting was adjourned at 2:35 p.m.

NEXT MEETING: Next homeowners' meeting will be June 14, 2023. The Board of Directors will meet immediately following.