

Summerfield Homeowners' Association
Board of Directors
Meeting Minutes

Meeting Date: September 21, 2023

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

Absent: none

MINUTES: Minutes of the June 24, 2023 meeting were approved as submitted

REPORTS

MAINTENANCE: In 2019 the HOA board decided it would be cheaper to store the Bedford pond's second fountain rather than pay for the electricity to continue to operate it. Tim discovered that on the last contract there was no line item listed to pay for storage of the extra fountain. When he made inquiries to Solitude Lake Management, it was discovered that our fountain has been lost (possibly in Solitude's acquisition of Rollins, our previous pond management company). After multiple emails, Solitude stated they would "work something out with us". Additionally, it has been noted that the quality of their service has declined from what Rollins provided (Rollins monitored the ponds twice a week; Solitude checks on them once a month). Given how slow Solitude has been to respond to e-mails, we may need to use them again in 2024 to ensure the return of a fountain (our contract expires when they place the fountains in the ponds for the spring of 2024). Once we have our extra fountain secured, Tim plans to shop around for a new pond management company.

FINANCE: There are three homes who have not paid their assessment, and the lawyers have sent letters. We found the letters confusing, so Melissa drafted another letter from the association to clarify any confusion.. Mike will edit the letter and it will be sent certified mail.

OLD BUSINESS: It was verified that the ponds were stocked with fish prior to 2005.

Melissa has delivered three welcome baskets to new residents. They have been well received.

NEW BUSINESS: Melissa received two anonymous complaints about a single home.

She responded and noted a violation complaint form needs to be filed in order for the board to move forward with the complaint. No response was heard back. Pat will also put it on the website that we do not accept anonymous complaints.

The discussion regarding day-to-day responsibilities and communication with other HOAs resulted in no change to the Board documents.

ADJOURNMENT: Meeting was adjourned at 12:05 p.m.

NEXT MEETING: December 14, 2023 at 11:00 a.m