

Summerfield Homeowners' Association  
Board of Directors  
Meeting Minutes

Meeting Date: March 14th, 2024 at 11:10  
Present: Tim Scates, Melissa Scates, Mike Stock  
Absent: Pat Dragisic  
In Memoriam: Don Dragisic - Absent due to passing away

MINUTES: Minutes of the December 14th, 2023 meeting were reviewed and approved.

REPORTS

**MAINTENANCE**: Tim updated that he has attempted to contact Solitude about the second pump for Bedford Pond and has not heard back from them. This is a chronic issue with the company since they were bought out last year. The contract is due to be renewed this year. Plan is to get the second pump installed and then Tim and Mike will research for a new pond company. GC designs has increased their services by \$800 for the year (11.1%). The Board voted to continue with GC designs for lawn maintenance.

**FINANCE**: Currently there are 11 delinquent homes. Homeowners have until March 31st. They will be sent to collections if payment is not received by then. 2 for the 11 were already sent to collections. One is in foreclosure and the other home we will start on the process of eviction after March 31st.

BUSINESS: The Board voted to continue to pay Bob Shaughnessy for entrance beautification this year.

A tree on the berm is dead and needs to come down. Tim believes GC designs accidentally overlooked this last year and will reapproach them about it in the Spring once the other trees have bloomed.

Only 5 homeowners replied to the neighborhood directory letter. Since there was not enough interest, the board will not be pursuing this further.

The Board reviewed, voted and signed the resolution to remove Richard Rodriguez as an authorized signatory for the bank accounts and appointed Mike Stock as the authorized signatory.

The Board discussed that email responses from Mike and Melissa were working great and no improvements were suggested.

The Board decided that July 10th after the annual member meeting, September 12 at 11 am, and December 5th at 11 am will be the additional Board meetings for 2024. Tim will reserve the room at Joliet Public Library on Black Road when date opens for reservations.

The Board reviewed website pages and minor changes were made.

The Board discussed Melissa sending out the annual meeting for homeowners via postal mail 1 month prior to the July 10th meeting and will include ballot instructions for the annual elections.

**ADJOURNMENT**: Meeting was adjourned at 12:03 pm  
**NEXT MEETING**: July 10th following the Annual Member Meeting.