

Summerfield Homeowners' Association
Annual Member Meeting
Meeting Minutes

Meeting Date: July 10, 2024 at 6:30 pm at Black Road Library
Present: Tim Scates, Mike Stock, Pat Dragisic, Melissa Scates, Kelly Riojas
Black Road Library

Welcome to Kelly Riojas who has joined the Board of Directors. It was announced that Pat Dragisic was stepping down and the Board acknowledged her contributions, especially her work on the Bylaws, Rules and Regulations, and the website.

MINUTES: Minutes from the June 14, 2023 meeting were approved.

REPORTS

MAINTENANCE: Fourth fountain from Solitude Lake Management was replaced after they lost our previous fountain. It is used with no light kit. Our contract with Solitude expired and the new company is McCloud Aquatics. They come twice a month and give us water reports on all three ponds which include pH, temp, dissolved oxygen, etc.

The fountains at Bedford pond are not in ideal aesthetic locations. Cord length, oil changes and adding an LED light kit will be pursued with McCloud when the fountains are pulled out in the fall.

The dead tree on the berm was removed by our landscaping company.

FINANCE: 4 homes have not paid assessments. 2 have been sent to collections, 1 home is in foreclosure, and 1 has court scheduled for next week. Cash flow report was passed out and reviewed. Reviewed number of homes that paid by check vs Zelle vs Cheddar Up

BOARD OF DIRECTORS: Please check your roofs for damage from the recent wind storms

OLD BUSINESS: None

NEW BUSINESS: Information on CitizenVUE was passed out and discussed, encouraging homeowners to utilize for complaints.

ELECTION OF BOARD OF DIRECTORS: Ballots were distributed and cast for the 2024-2025 Board of Directors. The following homeowners were elected by unanimous vote: Tim Scates, Mike Stock, Melissa Scates and Kelly Riojas. Three unfilled seats on the Board remain.

COMMENTS FROM ATTENDEES: Signs for HOA meeting were helpful and to please continue to utilize them. A question was raised about how does the HOA know if a home is being rented and who's responsible to pay for HOA dues renter vs homeowner. The Board responded that the owner is responsible for notifying the HOA when renting out the

property and for payment of annual assessments. The homeowners in attendance voiced their appreciation for the work the Board has done over the past two years.

ADJOURNMENT: Meeting was adjourned at 7:03pm