

Summerfield Homeowners' Association  
Board of Directors' Meeting Minutes

Meeting Date: December 5th, 2024 at 11:00 am at Scates' house  
Present: Tim Scates, Mike Stock, Melissa Scates, Kelly Riojas  
Absent: None

- I. Minutes from 9/12/24 BOD meeting were approved unanimously
- II. Financial Report: Board reviewed current year to date cash flow. No concerns were brought forth.
- III. Collections Updates: Board reviewed 2 homes that are not current with 2024 dues and collection letters sent earlier this year. Suit to be filled next year if homeowners continue to be delinquent after 2025 due date. 1 home is in foreclosure and is currently listed for sale. 1 home is currently in litigation and the board is awaiting results from the 12/2/24 court date. Reviewed that there are 2 avenues when homeowners don't pay - a lien vs eviction. Current lawsuit is for eviction if payment is not received. If board has to evict a homeowner to recuperate costs, suggested a letter be sent to homeowners pre-eviction. Will revisit at the next board meeting pending court results and balance due.
- IV. Ongoing Project Updates: Tim discussed needing to follow up with GC Designs for beautification of the North pond. Tim talked with a different pond management company about possibly testing for phosphorus in the North pond. Kelly brought up that it appears the 4th fountain was not removed in the North pond. Tim to follow up with McCloud Aquatics.
- V. For Discussion: The annual homeowner's letter was reviewed. Mike brought a sample letter of what to include in the annual homeowner's letter about trash. Plan is for the letter to be revised by Tim and Melissa and included in the letter. The board agreed that no further input would be necessary prior to the letter being mailed. The annual budget was reviewed and approved by the board. A discussion involving a homeowner's sign for their business in their lawn and removal of said sign took place. No further action needed by the board at this time. The date for next year's annual homeowner's meeting as well as the next BOD meeting were set.
- VI. Adjourn: Meeting concluded at 11:54am. Next meeting scheduled for March 6th, 2025 at Scates' house at 11am