

Summerfield Homeowners' Association  
Board of Directors' Meeting Minutes

Meeting Date: March 6th, 2025 at 11:00 am at Scates' house  
Present: Tim Scates, Mike Stock, Melissa Scates, Kelly Riojas  
Absent: None

- I. Minutes from 12/5/24 BOD meeting were approved unanimously
- II. Financial Report: Board reviewed current year to date cash flow. No concerns were brought forth.
- III. Collections Updates: Reviewed current late and delinquent homeowners. Currently 11 haven't paid, 2 only paid \$170 and still owe \$50, and 1 will be started on payment plan. 2 of these homeowners are 2 years late and will be sent to court after March 31st if no payment is received by then. One homeowner is in foreclosure and the home is set for auction later this month.  
Reviewed the court order from December from our eviction case. Waiting to hear back from lawyers regarding an approved payment plan between homeowner and HOA.
- IV. Ongoing Project Updates: Tim emailed GC Designs and received quote for plants, mulch and stump removal. Waiting to hear about an estimate for grass instead. Board will vote on which one to pursue via email once received. Tim did follow up on the removal of the 4th fountain. It was accidentally forgotten. McCloud Aquatics promptly removed the 4th fountain, did an inspection, and found there was no damage to it. Melissa reported 1 home sold and a welcome basket was provided. Currently 2 more homes are for sale with 1 to close the 15th of this month.
- V. For Discussion: Discussed frustrations with our current law firm. Board voted to no longer use Costello, Sury and Rooney for further collections or lawsuits. Will continue to use them for the collections of the current eviction file. Melissa discussed a possible new lawyer. Gary Mueller has practice in Joliet off Infantry Dr. Charges \$325/hr. Mike will reach out to his friend for any recommendations as well and will email about his findings. Board reviewed the 2 letters to be sent regarding elections at the next annual homeowner's meeting on June 4th. No additional changes were made to letters. Plan to Email homeowners around May 1st with information, signs will go out 2 weeks before the meeting.
- VI. Adjourn: Meeting concluded at 11:42am. Next BOD meeting scheduled for June 4th following the annual homeowners meeting.