

Summerfield Homeowners Association  
Annual Member Meeting Minutes

Meeting Date: June 4th, 2025 at 6:30pm at Black Road Library  
Present: Tim Scates, Mike Stock, Melissa Scates, Kelly Riojas, 10 homeowners

I. Call to Order at 06:29pm

II. Minutes: Last year's annual meeting minutes were unanimously approved.

III. Financial Report, new lawyer, rate increases

- A. Cash flow report was available and reviewed. Discussed that the HOA has outstanding expenses of \$17,740 for the rest of the year which will bring our ending checking balance to around \$3,400. Currently have reserves of \$21,300 in CD, which is below annual budget. Discussed that the HOA needs to increase reserve to one year's budget as this could affect a potential buyer as their loan could be denied.
- B. Discussed the Boards dissatisfaction with Costello, Sury and Rooney overcharging for latest eviction case per the judge. The board was able to get almost a full refund from the overcharges. The new lawyer is Gary Mueller. He charges \$325/hr. Reviewed that homeowners are ultimately responsible for any lawyer fees.
- C. The board notified homeowners to expect a fee increase for 2026. One homeowner requested notification to all homeowners prior to December's annual letter. Board will try to accommodate requests pending its approval of new budget and expenses and will email out information to homeowners.

IV. Landscaping/Maintenance Reports

- A. Mulch will be done this December, which is done every 3 years. The board has been very satisfied with GC Designs.
- B. Two of the original 3 lights were burnt out in both the West and East ponds. The new light kits cost over \$4000. The pond company found two used light kits, each with 3 of 4 originally working lights and gave them to our HOA for free. The board is also happy with the new pond company. They come to treat the water every 2 weeks.
- C. An electrical panel failed and needed replacement which cost the HOA \$400.

V. For discussion

- A. The board discussed the electricity cost of the ponds and that the ponds are a needed necessity to help with drainage from rain. The fountains are needed to abate mosquitoes and unsatisfactory weed algae growth.

## VI. Election of Board Members

- A. Elections took place. Unanimous vote from all homeowners present for all 4 current board members to continue and Devin O'Brien was voted in as newest board member.

## VII. Open Discussion / Homeowner Comments, Concerns, Suggestions

- A. One homeowner brought up the suggestion of a block party like in the past. Board would be happy to support any homeowner willing to volunteer their time putting together a block party including obtaining permits from City of Joliet
- B. One homeowner would like to see a book nook placed in the neighborhood. It would cost around \$100. The majority of homeowners present agreed to spending this amount would be an appropriate use of HOA funds.

## VIII. Meeting was adjourned at 6:59pm