

Summerfield Homeowners' Association  
Board of Directors' Meeting Minutes

Meeting Date: June 4th, 2025 at 6:35pm at Joliet Public Library Black Road  
Present: Tim Scates, Mike Stock, Melissa Scates, Kelly Riojas, Devin O'Brien  
Absent: None

- I. Minutes from 3/6/25 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 one homeowner was evicted by bank and house did not sell at auction. One homeowner will be taken back to court for nonpayment of court ordered money owed to HOA. 3 homeowners have not responded to collection letters and will be sent for eviction. One homeowner was started on a four month payment plan on 5-14-25 but the HOA has not seen its first payment yet. Gary Mueller reached out about starting eviction lawsuits. Melissa will reach out to Gary about the nonpayment homeowner and if any payment has been received from the payment plan homeowner as well as if there should be a written contract moving forward with all homeowners on a payment plan.
- IV. Ongoing Project Updates: Tim emailed GC Designs and received an estimate for grass, stump removal and adding top soil for \$1696.00. The board plans to do this project next spring. McCloud Aquatics quoted light kits would be approx \$4000 for the East and West ponds. Most likely this will need to be replaced in the next two years. The cost to add a light kit and cable for lights for North pond will be approximately \$3000. The board did not make any decisions on adding a 4th light kit at this time. Some pine trees around the ponds are also dying and will need to be removed in the next couple of years.
- V. For Discussion: The board received an email from a homeowner that backs up to our pond asking about who is responsible for tree trimming. Mike will respond to the homeowner and Tim will obtain a plat of survey for all three ponds. Kelly asked if fences were allowed for homeowners who live on the pond. The board will review governing documents. Mike will look at run times of North pond fountains and adjust accordingly now that lights are on and working for 1 of the fountains. Melissa will do a rough budget for 2026 and will email out to board members to review. The board meeting for the next year will be September 11th 2025, December 4th 2025, March 12th 2026, all at 11 am at Scates' home and June 10th, 2026 following the annual member meeting. The next annual member meeting will be June 10th, 2026 at 630pm at the Joliet Public Library off Black Rd.
- VI. Adjourn: Meeting concluded at 7:56pm.