

Summerfield Homeowners' Association
Board of Directors' Meeting Minutes

Meeting Date: September 11th, 2025 at Scates' home
Present: Tim Scates, Mike Stock, Melissa Scates, Kelly Riojas, Devin O'Brien,
Terri Lucas-Anderson
Absent: None

- I. The meeting was called to order at 10:58 am. Introductions were made, including a welcome to new member Terri. Members also reviewed their roles and tenure on the board.
- II. Financial Report: The Board reviewed year-to-date cash flow and historical expenses for insurance, landscaping, PO box rental, ponds, and electrical bills (2022–2024). Estimated remaining expenses for 2025 were also discussed.
- III. Collections Updates: One homeowner previously evicted by the bank may have had their home sold at auction. Of the five homeowners sent to collections: four have fully settled, and one is on a payment plan with two installments remaining. The Board reviewed an ongoing case involving a homeowner with unpaid court-ordered dues. Concerns were raised regarding the current attorney's communications and billing practices. Devin will seek recommendations for alternative HOA attorneys from his brother-in-law. The Board agreed to continue with the current legal case, with the next court date scheduled in November. The matter will be reevaluated at the December meeting.
- IV. Ongoing Project Updates: Tim discussed that American pond weed (west pond) is beneficial but that the west pond developed an infestation of duck weed that needed to be treated. Electrical service panel (west pond) was repaired by an electrician after significant electrical damage (old breaker loose from backing plate). The south electrical service panel box's breaker and both timers were replaced for the North pond. Lights for the 4th fountain (north pond) and cable will cost around \$2200. The west and east ponds' fountains lights were burned out – two new fountain kits will cost \$4000 (McCloud donated used partially working kits (3 of 4 lights work) as a stop-gap measure. The North end of the North pond needs stump removal and new grass which will cost \$1700. Dying trees will need to be removed at the north pond and west ponds in the near future. The North pond grass area was treated for grubs. A book nook had been brought up at the annual meeting. Terri volunteered her home as the site for it. A camera on her property will be able to monitor it. Will revisit in 1 year to see if site needs to change. Courtney discussed that her neighbor will be moving and the residents employer will be buying the home. Terri brought up that there's a rental company that paints doors black. Courtney also discussed that GC design is throwing branches into her yard during mowing. Tim to notify GC Designs. Terri volunteered that Omar landscaping does a great job on her lawn as a possible alternative company in the future.

- V. For Discussion: The board discussed that the contracts for landscaping, ponds, and electrical all expire in 2026. Based on estimated rate increases from each along with projects that need to be completed in the next couple of years and money needs to be added to the reserve, rates will be increasing from \$170 to \$220. The residents would be notified by email or mail if an email is not on file. Mike brought information on inflation rates since 2012 and the board agreed to include this information in the letter. A suggestion was made to possibly split the increase into two years and another suggestion was to make a poll for residents to decide which they would prefer (1 year vs 2 yrs). Tim to draft the letter to the board members and feedback to be emailed back to the group.
- VI. Adjourn: Next 3 Board meetings date and times were reviewed. Dec 4th at 11 am at Scates' home, March 12th at Scates' home and June 10th following annual homeowners meeting. The meeting concluded at 1:05 pm.