

Summerfield Homeowners' Association
Board of Directors' Meeting Minutes

Meeting Date: December 4th, 2025 at Scates' home
Present: Tim Scates, Melissa Scates, Kelly Riojas, Devin O'Brien,
Terri Lucas-Anderson
Absent: None

- I. The meeting was called to order at 11:02 am.
- II. Financial Report: The Board reviewed year-to-date cash flow. No questions or concerns were brought forth.
- III. Collections Updates: The Board reviewed the ongoing legal matter involving a homeowner with outstanding court-ordered dues. The homeowner failed to appear for the scheduled November hearing, and a warrant has since been issued for their arrest. The next court date is set for March. Concerns were again raised regarding the current attorney's communication and billing practices. No new attorney recommendations were obtained from Devin's brother-in-law, who will continue seeking potential alternatives for future representation. The Board discussed possible approaches for handling delinquent homeowners but did not reach a final decision. The Board agreed to proceed with the current legal case under the existing attorney through the March court date. The matter, along with broader actions related to all delinquent homeowners, will be reconsidered at a potential special meeting in April.
- IV. Ongoing Project Updates: Terri will install the book exchange on her property in the spring and will reach out to Tim if assistance is needed. An email notification will be sent to homeowners once the installation is complete. The Board approved reimbursement to Terri for the associated material costs.
- V. For Discussion: The Board reviewed the annual homeowner letter and agreed on several revisions. Terri volunteered to coordinate a community garage sale in the summer and, together with Tim, will review dates used by neighboring communities to align schedules. Terri will also identify a donation organization to provide pickup services on the final day of the sale. The Board will finalize the garage sale date at the March meeting. Melissa presented research on HOA reserve requirements, noting that current reserves are significantly insufficient given anticipated future expenses, including fountain replacements and pond dredging. The Board agreed that annual assessment increases will be necessary until reserves reach adequate levels, rather than implementing a single future special assessment. Homeowners will be informed of these planned annual increases at the next annual meeting. The Board also discussed allocating a portion of current reserves to cover additional attorney fees to allow planned projects to continue. Melissa will contact BMO Harris regarding potential penalties for early CD withdrawal, and Tim will obtain a cost estimate for pond mapping and dredging. The Board

discussed hosting a summer block party on Wildflower Drive between Larkspur and Pebble Beach Drives. Because a street closure would require agreement from the six affected homeowners, including Terri, an email will be sent to gauge interest. Devin proposed incorporating a barbecue competition and volunteered to organize the event. Further discussion will occur at the next meeting, and homeowners' email responses will be forwarded to Devin. Devin also noted that tree-removal companies often provide free mulch with delivery and will gather information for the Board. Tim will request an updated labor-only quote from GC Design should the HOA supply the mulch. Finally, Terri shared that the City of Joliet offers free snow removal for seniors and disabled homeowners up to five times per season following snowfalls of three inches or more, with applications opening online on October 1. This information will be presented at the annual meeting in June.

VI. Adjourn: Next board meeting scheduled for March 12th at Scates' home. The meeting concluded at 12:08pm