

Summerfield Homeowners' Association
Board of Directors' Meeting Minutes

Meeting Date: April 30th, 2026 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 1:02 pm.
- II. Garage Sale/Community engagement: The Board discussed a proposal from a homeowner regarding increased community engagement, including the creation of a neighborhood Facebook page. The Board agreed to review a proposed mock-up prior to approval. The Board approved a flyer for the garage sale to be distributed via the HOA email list. Homeowners will be invited to indicate participation. The Board authorized obtaining any required municipal permit. The Board directed further inquiry into donation pickup services following the event. The Board reviewed signage options, including reusable signs and banners. After discussion, the Board agreed to utilize temporary signage for the upcoming event and defer investment in permanent signage pending evaluation of participation and effectiveness. Terri also updated the board on costs for the Little Library Kit. The board approved the cost and Terri will order and install it.
- III. Collections Updates: The new attorney Ed was unable to make this meeting. Devon will reach out to see if he's available for the June 10th BOD meeting. The board reviewed the latest email from MUELLER, LAWSON & FROBISH, P.C. regarding the latest court date. The Board discussed clarification questions and plan on contacting the attorneys before further decisions are made regarding the one delinquent homeowner.
- IV. Ongoing Project Updates: Tim will email landscapers about the other HOA homeowners throwing branches onto the berm, picking up garbage and sliding across landscaping when there's been heavy rain. Tim updated that the pond company moved fountains on the North pond to be more equally spaced. He also bought waders to go into the pond to try and fix the west pond fountain with a new capacitor and clearing the plastic from around the impeller. Nothing has worked and the pond company will be out to service the pump. The trees around the pond will need to be taken down this year. It will cost approx \$2000. Nicor will place sod on the west side pond area after work destroyed the grass. The board decided to table the block party until next year. Kelly brought up kids going through her yard again and a dad came over and threatened her. She was encouraged to notify the police the next time that happens.
- V. Adjourn: The meeting adjourned at 1:07pm Next board meeting is scheduled for June 10th at 730pm