

**Summit Wood Property Owners Association
Meeting Minutes**

October 14, 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Dave	X		X		X		X	X	X	X		
Joe	X		X		X		X	X	X	X		
OPEN	X											
Jessie	X		X		X		X	X	X	X		
Amanda	X				X		X	X	X	X		
Brenda	X		X		X		X	X	X	X		
Brad	X							X	X	X		
Vanessa			X		X		X	X	X	X		
Sean	X		X		X					X		
Carol	X											
Eric			X					X	X			

- Feb/Apr/June – no quorum, no meeting held

Opening: 7:05

Attendance includes: Dave Reyburn, Joe Folsom, Jessie Hayles, Brenda Brown, Amanda Fontaine, Vanessa King, Sean Marra, Brad Blood

Guests:

Approval of Minutes:

- Sept Minutes reviewed:
 - o Amanda motion to approve, Brad seconds – minutes approved

Administrator Report:

- 2025 outstanding dues owed \$4,301
- Total outstanding dues owed \$11,109.41
- Vanessa to keep QuickBooks, \$333/yr.
- Water serviced at Breckenridge monument turned off as of 9/23
- Pool permit applications were received, due by 12/31
- Annual letter draft reviewed with plan to mail/email, will attach 2026 budget and individual property invoice.
 - o Amanda to create a Google doc and QR code for RSVPs to annual meeting
- Jessie motions to approve annual letter - Brenda seconds – letter approved.
- Spectrum increased by \$10/mo in April, resulting in over budget.
- Is GoogleFiber an option for service now that pool has physical address?

Treasurer:

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- See treasurer report for details
- Proposed 2026 budget presented for discussion:
 - Added expense lines for mileage, annual meeting costs
 - 2025 expected to be ~\$200 over budget affected by Spectrum rate increase, pool water increase, mileage fees, social activities etc
- Discussed 3 different versions/options of the budget.
- Sean motions to raise annual dues from \$289/year to even \$300/year to balance the budget. Joe seconds – motion approved.
- Amanda motions to approve 2026 budget. Sean seconds – motion approved.

President Report:

- Need to work on filling board positions, need active members
- CD/high interest options on hold at this while awaiting landscape project.
 - Goal/idea to have \$20k in CD x6 mos
- Will need to find handyman/electrician for pool room venting, repair women's bathroom trip (adhesive), and monument light repair in the spring
- Mowing contract expires this year – need 3 new bids
 - Dave to reach out to a few neighbors who provide the services: mowing, weed eating, weed killer, fertilizer
- Riesener landscape project to start soon.

Pool:

- Rope is broken – Jessie to contact Rocky to replace for next year, required by city ordinance
- Gate Issue: Brad will inquire about new self-closing hinges for main gate, price estimated ~\$40, however will need installation.
- Address to the pool does not match parcel number, or utilities.
 - Causes problems with trash pickup
 - Vanessa working with county to facilitate official address
 - USPS ok with putting up mailbox
 - Needs to match 911 address.

Landscaping:

- Contracted with Damien thru 2025 – see above plan under President Report

Architectural Review Committee:

- Request for “Little Library” at pool – has been discussed previously, need specific plans
- Dave and Joe work together to approve applications – need approval forms uploaded to google drive by lot number.

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Social/Website:

Pool phone number 816-214-5234

- Neighbors offering to host Fall Fest event on Oct 25th, SWPOA to cover cost
- Amanda will update board position expiring dates – need two more board members.
- Jessie will make effort to post/email monthly notices for meetings to see if we can boost attendance/interest

Old Business:

- No update

New Business:

- Annual meeting Nov 11, social hour at 6pm

Adjourn:

- Sean motion to adjourn, Jessie seconds - Adjourned at 8:10pm

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Monthly Financial Report for September 2025
Presented to the Board on October 14, 2025**

Statement Balances (as of 10/1/2025)

- Security Bank of Kansas City Checking Account: \$50,298.31
 - Previous statement balance: \$56,333.71
 - Deposits/Credits: \$0.00
 - Checks/Debits: \$6,035.40

Transaction Detail:

Date	Check #	Payee	Amount	Description
9/02/2025	1863	Lori Meadors	-\$107.63	Ice cream social
9/05/2025	WEB	Spectrum	-\$150.00	Utility
9/05/2025	WEB	Everg	-\$353.00	Utility
9/05/2025	WEB	KC Water	-\$26.61	Monument
9/05/2025	WEB	KC Water	-\$1,098.76	Pool
9/05/2025	WEB	Cincinnati Insurance	-\$3,283.00	Yearly Commercial Insurance Premium
9/08/2025	1865	Damien McCoart	-\$440.00	August Mowing
9/11/2025	WEB	Amazon	-\$4.40	Treasurer Supplies
9/12/2025	1866	William Blood	-\$572.00	Daily pool maintenance May - July