

**Summit Wood Property Owners Association  
Meeting Minutes**

**December 9, 2025**

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

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

**Opening: 7:05**

Attendance includes: Dave Reyburn, Jessie Hayles, Eric Hallerud, Amanda Fontaine,

**Approval of Minutes:**

- Nov Minutes reviewed:
  - o Eric motion to approve, Amanda seconds – minutes approved

**Administrator Report:**

- No update available

**Treasurer:**

- See treasurer report for details – balance 12/1/25 \$49,142.92
- Budget on track

**President Report:**

- Landscape/monument project started today
- Working on obtaining mowing bids
  - o Bids submitted and discussed
  - o Amanda motion to continue with Damiens contract for \$4300
    - Eric seconds, no objections
- High yield interest accounts are no longer an option at the specific bank we were looking into, HOA qualifies as “business” accounts and not as high yield (1% vs 4% for personal). Will continue to explore options.

# Summit Wood Property Owners Association Meeting Minutes

## Pool:

- Rope is broken – Jessie to contact Rocky to replace for next year, required by city ordinance
- Pool outlet cover near picnic table needs replaced
- Need new door stopper for girls bathroom
- Will need new grout/caulk around the pool
- Need powerwash and paint baby pool
- Will need to find handyman/electrician for pool room venting, repair women's bathroom trip (adhesive), and monument light repair in the spring
- Gate Issue: Brad will inquire about new self-closing hinges for main gate, price estimated ~\$40, however will need installation.

## Landscaping:

- see above plan under President Report

## Architectural Review Committee:

- No updates
- Dave and Joe work together to approve applications – need approval forms uploaded to google drive by lot number.

## Social/Website:

Pool phone number 816-214-5234

- Would like more social events, need volunteers to coordinate
- 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:

- Santa Mailbox – can't find a way to secure it. Continuing to explore ideas
- Would still like to find a way to put up little mailbox/book libraries
- Christmas lighting looks nice, considered accent lights, not permanent lighting
- 2 neighbors have expressed interest in joining the board, encourage attendance and questions answered –
- Discussed needing to verify/approve board positions but will delay due to low attendance until the January meeting when more members are present.

## Adjourn:

**Summit Wood Property Owners Association  
Meeting Minutes**

- Jessie motion to adjourn, Amanda seconds - Adjourned at 7:50pm

**Summit Wood Property Owners Association  
Monthly Financial Report for November 2025  
Presented to the Board on December 9, 2025**

Statement Balances (as of 12/01/2025)

- Security Bank of Kansas City Checking Account: \$49,144.92
  - Previous statement balance: \$44,971.99
  - Deposits/Credits: \$6,591.00
  - Checks/Debits: \$2,418.07

Transaction Detail:

<b>Date</b>	<b>Check #</b>	<b>Payee</b>	<b>Amount</b>	<b>Description</b>
11/05/2025	WEB	Spectrum	-\$150.00	Utility
11/10/2025	DEPOSIT	SWPOA	\$3,000.00	Membership Dues (10)
11/10/2025	DEPOSIT	SWPOA	\$3,291.00	Membership Dues (11)
11/10/2025	1871	Damien McCoart	-\$420.00	October Lawn
11/12/2025	DEPOSIT	SWPOA	\$300.00	Membership Dues (1)
11/12/2025	Debit	Summit Pizza	-\$212.65	Annual Meeting
11/13/2025	1874	Vanessa King	-\$76.50	Copies & envelopes
11/13/2025	1873	Vanessa King	-\$326.65	November admin & miles
11/13/2025	WEB	Evergy	-\$400.00	Utility
11/13/2025	WEB	KC Water	-\$661.43	Pool
11/14/2025	Debit	Summit Pizza	-\$49.35	Annual Meeting (tip charge)
11/24/2025	1872	Brad Blood	-\$81.49	Pool gates hinges
11/26/2025	1869	Jessie Hayles	-\$40.00	Pool storage shelf