Summit Wood Property Owners Association
Meeting Minutes

April 14, 2026

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

<u>* NO QUORUM *</u>: March

Opening: 7:06
<u>Attendance includes:</u> Dave Reyburn, Jessie Hayles, Eric Hallerud, Amanda Mason, Brenda Brown, Brad Blood, Vanessa King, Sean Marra
Guests: Scott Carlson

Approval of Minutes:

- Feb Minutes reviewed: Eric motion to approve, Brad seconds
  - Feb minutes approved

Administrator Report:

- 2026 Outstanding Dues Owed = $17,652.00 (54 lots unpaid this year)
- $10 late/finance charge implemented on 4/1
- Online QuickBooks has been frustrating to learn. Only one username and PW to share. Trying to get online payments separated/itemized: 1. dues owed 2. late fees 3. payment charges (ie paypal fees)

Treasurer:

- See financial report
- Cincinnati Insurance paid
- Reports that Damien will charge $10 for weed eating, but unable to find that in writing or contract.
- Elite is paid up to date, had unpaid invoice error from November.
- Budget on track for 2026.

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President Report:

- 7726 Dove – Pain color was not approved, apparently, they changed the color back today. This is a non-member address, so no SWPOA involvement.
- Dan Haus, neighbor/attorney – previously provided his professional/legal opinion regarding evidence and interpretation that SWPOA has no legal responsibilities or ownership of detention ponds.
    - Had offered to write a follow up letter, but has not done this.
    - No plan to pursue at this point.

Pool:

- Jessie discussed pre-season pool prep with Rocky
- Dave to install new gate hinges
- Pool access Google doc needs to be sent out for new users
- Need to establish a "pool cleanup"
    - Clean up bathrooms
    - Trim bushes, pull weeds
    - Clean up trash
    - Put furniture out
- Pool outlet cover near picnic table needs replaced
- Need new door stopper for girls bathroom
- Will need to find handyman/electrician for pool room venting, repair women's bathroom trip (adhesive), and monument light repair in the spring

Landscaping:

- Monument: Dave says grass is growing, as are many weeds. Dave to follow up with Riesener
- Monument lights need to be fixed and put on a timer
- Dave to locate spigot and water at main entrance

Architectural Review Committee:

- One inquiry regarding using hedges as a privacy fence line
    - No restrictions against this
- 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

- Easter Egg Hunt organized by Allie Prettyman, successful
    - Have not received receipts/invoices
- May 9th Stuff the Truck event at local church to get rid of bulky items

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- Jessie will make effort to post/email monthly notices for meetings to see if we can boost attendance/interest
- Neighborhood Garage Sales weekend June 5-6
    - Big Brothers, Big Sisters truck pickup on June 7th

Old Business:

- Little Free Library – Eric provided update.
    - Has plotted 4 locations evenly distributed around neighborhood
    - Kits range from $200-400 each
    - SWPOA to purchase with expectation they belong to SWPOA but volunteer neighbor will assemble and maintain
    - Eric to meet with interested individuals to establish expectations and assemble.

New Business:

- Need pool chemical checker $11/day – Brad's son as resigned position

Adjourn:

- Adjourned 8:07pm

Summit Wood Property Owners Association
Monthly Financial Report for March 2026
Presented to the Board on April 14, 2026

Statement Balances (as of 04/01/2026)

- Security Bank of Kansas City Checking Account: $80,040.21
  - Previous statement balance: $78,147.56
    - Deposits/Credits: $2,992.00
    - Checks/Debits: $1,099.35

Transaction Detail:

Date	Check #	Payee	Amount	Description
03/02/2026	DEPOSIT	SWPOA	$618.50	Membership Dues from QB
03/02/2026	WEB	Intuit	-$18.50	QB Transaction Fee
03/05/2026	WEB	Spectrum	-$63.60	Utility
03/11/2026	DEPOSIT	SWPOA	$618.50	Membership Dues from QB
03/11/2026	WEB	Intuit	-$18.50	QB Transaction Fee
03/13/2026	WEB	KC Water	-$66.84	Pool
03/20/2026	WEB	Evergy	-$329.00	Utility
03/24/2026	1880	Vanessa King	-$301.00	March Admin + Feb Miles
03/25/2026	DEPOSIT	SWPOA	$299.00	Membership Dues
03/25/2026	DEPOSIT	SWPOA	$300.00	Membership Dues
03/25/2026	WEB	Intuit	-$275.00	QB Online
03/26/2026	DEPOSIT	SWPOA	$19.00	Credit from QB Online
03/26/2026	DEPOSIT	SWPOA	$237.00	Credit from QB Online
03/26/2026	DEPOSIT	SWPOA	$300.00	Membership Dues from QB
03/26/2026	WEB	Intuit	-$8.97	QB Transaction Fee
03/27/2026	DEPOSIT	SWPOA	$300.00	Membership Dues from QB
03/27/2026	WEB	Intuit	-$8.97	QB Transaction Fee
03/30/2026	DEPOSIT	SWPOA	$300.00	Membership Dues from QB
03/30/2026	WEB	Intuit	-$8.97	QB Transaction Fee