Summit Wood Property Owners Association
Meeting Minutes

June 9, 2026 * NO QUORUM *

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

*** NO QUORUM *: March, June**

Opening: 7:13
Attendance includes: Dave Reyburn, Jessie Hayles, Amanda Mason, Brenda Brown,

Approval of Minutes:
- NA – no quorum

Administrator Report:
- QuickBooks is difficult to match payments with payee account. Vanessa has a meeting set up tomorrow to work through this.
- Spreadsheet is UTD – ongoing manual reconciling to ensure accuracy
- There are still fees associated with all payment methods, fees set by QB

Treasurer:
- See financial report
- Checking balance $80,595.52
- Website fees increased
- Anticipate water bill higher than normal
- Pool expenses higher than expected this month

President Report:
- None

Pool:
- Ongoing efforts to fix gate to ensure self-closure
- Dave purchased new net and thermometer

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- Jessie received two bids for brick/tile repair from Mid-America Pool Renovation and Swim Things. Dave wants to reach out and meet with them again himself.
- Both companies said our pools definitely need resurfacing. Expect they should last 12-15yrs, pools were built in 2007 and still have original surfaces.
    - MAPR – will only repair brick/tile and resurfacing as a whole package deal quoting ~$200,000
    - Swim Things – sent bids for itemized work
        - Baby pool resurface and all brick/tile repair ~$13,500
    - Big pool resurfacing $45,000
- Paxton system remains challenging, tedious, time consuming and very manual process
    - Hard to tell if system issues, or individual user error – I think both
- Bathrooms and pumproom walls are crumbling from moisture – need to plan for new walls/"greenboard" drywall.
    - Dave to request neighbors to volunteer for repairs.
- Need to budget for large amount of capital improvements in the next 2-3 years.

Landscaping:

- Dave put new LED lights in place at main monument
    - Trying to get them on a timer.

Architectural Review Committee:

- 2 requests approved.

Social/Website:

Pool phone number 816-214-5234

- Amanda: Wix site expired, new site is way more expensive
    - Wix auto-renewed in May, charged $800, but will pro-rate if we change level of service.
    - Now $500/3yrs for super basic site. (previously $360/3yrs).
    - Payment issues are a primary concern, basic sites don't allow for payment links
    - Storage is not an issue as our site is relatively simple
- Jessie will make effort to post/email monthly notices for meetings to see if we can boost attendance/interest
- Need volunteer to organize 4th of July festivities

Old Business:

- None

New Business:

- Concerns raised for kids riding bikes/e-bikes/golf carts dangerously. Be alert!

Adjourn:

- Adjourned 8:01pm

Summit Wood Property Owners Association
Monthly Financial Report for May 2026
Presented to the Board on June 9, 2026

Statement Balances (as of 06/01/2026)

- Security Bank of Kansas City Checking Account: $79,945.21
  - Previous statement balance: $80,595.52
    - Deposits/Credits: $5,182.13
    - Checks/Debits: $5,832.44

Transaction Detail:

Date	Check #	Payee	Amount	Description
05/04/2026	1881	Elite Pool Service	-$1,315.00	Remaining 2025 Pool Balance
05/05/2026	WEB	Spectrum	-$63.63	Utility
05/11/2026	DEPOSIT	SWPOA	$9.25	Membership Dues from QB
05/11/2026	WEB	Intuit	-$0.28	QB Transaction Fee
05/11/2026	1884	Damien McCoart	-$680.00	April 2026 Mows
05/12/2026	WEB	KC Water	-$61.16	Pool
05/13/2026	DEPOSIT	SWPOA	$360.00	Membership Dues
05/14/2026	1885	Eric Hallerud	-$2,451.65	Little Free Libraries
05/15/2026	DEPOSIT	SWPOA	$309.30	Membership Dues from PayPal
05/18/2026	DEPOSIT	SWPOA	$641.83	Membership Dues from QB
05/18/2026	WEB	Intuit	-$19.20	QB Transaction Fees
05/18/2026	DEBIT	Wix	-$846.00	Website (3 years)
05/19/2026	DEPOSIT	SWPOA	$10.00	Membership Dues from QB
05/19/2026	WEB	Intuit	-$0.30	QB Transaction Fees
05/19/2026	WEB	Evergy	-$280.00	Utility
05/20/2026	DEPOSIT	SWPOA	$948.50	Membership Dues from QB
05/20/2026	WEB	Intuit	-$28.37	QB Transaction Fees
05/21/2026	DEPOSIT	SWPOA	$10.00	Membership Dues from QB
05/21/2026	WEB	Intuit	-$.30	QB Transaction Fees
05/22/2026	DEPOSIT	SWPOA	$319.25	Membership Dues from QB
05/22/2026	WEB	Intuit	-$9.55	QB Transaction Fees
05/26/2026	DEPOSIT	SWPOA	$1,925.50	Membership Dues from QB
05/26/2026	WEB	Intuit	-$57.60	QB Transaction Fees
05/27/2026	DEPOSIT	SWPOA	$638.50	Membership Dues from QB
05/27/2026	WEB	Intuit	-$19.10	QB Transaction Fees
05/28/2026	DEPOSIT	SWPOA	$10.00	Membership Dues from QB
05/28/2026	WEB	Intuit	-$0.30	QB Transaction Fees