Summit Wood Property Owners Association
Meeting Minutes

Sept 8, 2026 * NO QUORUM *

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

<u>* NO QUORUM *</u>: March, June, July, September

Opening: 7:13
<u>Attendance includes:</u> Dave Reyburn, Jessie Hayles, Amanda Mason, Vanessa King
<u>Guest</u>: Scott Carlson, Hoppenstedts

Approval of Minutes:
- No quorum – unable to approve August minutes

Administrator Report:
- Time to file Secretary of State paperwork
- Lot 89 sold – collected $638 in past dues
- Online QuickBooks remains a challenge.
  - We do not have online support because of the package we've purchased, although we've been charged $59/month for "expert add-on".
  - Desktop version is phasing out by hiking up price $1200/yr
- Annual Letter needs to go out immediately after next meeting.

Treasurer:
- See financial report
  - No income this month
  - Budget on track
  - Insurance paid – locked in rate for 3 years
  - Capital Expenses has $7500 balance left

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President Report:

- No updates

Pool:

- Inspector updates – had failed chemical check, thankfully Elite corrected immediately and inspector returned the next day for follow up. No citations issued.
- Discussed items for next year
- Swim Things bid – need to coordinate with Brad and Rocky
    - Baby pool repairs ~$13,000 (resurface, tile, brick, caulk)
    - Big pool repairs ~$45,000 (resurface, tile, brick, caulk)
- Amanda offered that budget currently has $7000 unused in capital expenses, and checking balance is $73,000
    - Could be feasible to do the work this fall
- Still need to consider fixing the gate correctly
- Siding of building falling off, evidence of decay and gutters in poor condition
- Cameras – Dave says he's working with spectrum to get them to work
- Bathrooms and pumproom walls are crumbling from moisture – need to plan for new walls/"greenboard" drywall.
    - Dave to request neighbors to volunteer for repairs.
- Dave has been taking the trash to his own bin all summer
    - Priced 3 diff companies, all very expensive ($120/mo x4 mos)
    - Discussed option of offering recycle bin to reduce trash volume
- Jessie purchased several umbrellas and chairs (end of season sale)
    - Will need several loungers for next year
- Need new hose and reel (can it be mounted on siding??)

Landscaping/Monuments:

- Dave has exhausted his options.
    - Need electrician to get lights/timer to work

Architectural Review Committee:

- Lot 38 painted without approval although color is OK

Social/Website:

Pool phone number 816-214-5234

- No updates
- Need to call and update spectrum rate

Old Business:

- None

New Business:

- Guests Hoppenstedts voicing concerns of their neighbor's violation with dumpster in the driveway and overall clutter in front and back of home. Unkempt yard etc.
    - City officials have been involved and have contacted the homeowner.
    - SWPOA has no further authority outside of legal action, recommend allowing the city to follow through
- Attendance from SWPOA – 5 members out of attendance compliance resulting in No Quorum and barrier to conduct business.
    - Frustrating with last minute cancels
    - Dave to attempt to recruit active participants

Adjourn:

Summit Wood Property Owners Association
Monthly Financial Report for August 2026
Presented to the Board on September 8, 2026

Statement Balances (as of 09/01/2026)

- Security Bank of Kansas City Checking Account: $69,924.27
    - Previous statement balance: $72,913.02
        - Deposits/Credits: $0.00
        - Checks/Debits: $2,988.75

Transaction Detail:

Date	Check #	Payee	Amount	Description
08/05/2026	WEB	Spectrum	-$63.67	Utility
08/10/2026	1898	Alysha Whetstone	-$57.36	4th of July Social
08/11/2026	1897	Damien McCoart	-$480.00	July 2026 Mows
08/12/2026	WEB	KC Water	-$1,029.87	Pool
08/14/2026	1896	Jessie Hayles	-$260.28	Pool Umbrellas
08/14/2026	1900	Jessie Hayles	-$672.57	Pool Furniture Part 2
08/18/2026	WEB	Evergy	-$328.00	Utility
08/25/2026	WEB	Intuit	-$97.00	QB Monthly Fee ($38) and Expert Assisted Add-On ($59)

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SWIM THINGS, INC.
3010 SW US HIGHWAY 40
BLUE SPRINGS, MO 64015

Quote

Quote ID: 554594
Customer ID: 56008
Employee ID: BDH
Quote Expires: 7/9/2026

summit woods HOA
Vernon Allen
16303 E 77th Ter
Kansas City, MO 64139

Location:
summit woods HOA
Vernon Allen
P.O. BOX 1391
LEE'S SUMMIT, MO 64064
Home (816) 350-2327

Qty	Item	Unit Price	Total
1	22 - Remove grout between coping and tile install expansion caulk	$5,758.00	$5,758.00
1	22 - Baby pool surface **Drain and clean, apply bond coat, apply white plaster**	$6,000.00	$6,000.00
1	22 - Brick repair **Remove a few bad brick and replace, repair expansion caulk behind brick**	$1,800.00	$1,800.00

To accept this quote plese sign below and return with a $2500 deposit. Progress payments TBD

Accept_____

Date_____

Sub Total	**$13,558.00**
Taxes	**$0.00**
Total	**$13,558.00**

SWIM THINGS, INC.
3010 SW US HIGHWAY 40
BLUE SPRINGS, MO 64015

Quote

Quote ID: 555047
Customer ID: 56008
Employee ID: BDH
Quote Expires: 7/13/2026

summit woods HOA
Vernon Allen
16303 E 77th Ter
Kansas City, MO 64139

Location:
summit woods HOA
Vernon Allen
P.O. BOX 1391
LEE'S SUMMIT, MO 64064
Home (816) 350-2327

Qty	Item	Unit Price	Total
1	22 - Pool surface main pool **Drain to prep pool, apply bond coat, apply white plaster**	$45,000.00	$45,000.00

To accept this quote please sign below and return with a $2500 deposit. Progress payments to be made starting at the beginning of the job.

Accepted_____

Date_____

Sub Total	**$45,000.00**
Taxes	**$0.00**
Total	**$45,000.00**

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