

**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	X	
Joe	X		X		X		X	X	X	X	X	
OPEN	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	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	

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

**Opening: 7:05**

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

Guests: see sign-in sheet

**Approval of Minutes:**

- Oct Minutes reviewed:
  - o Jessie motion to approve, Brad seconds – minutes approved

**Administrator Report:**

- Total outstanding dues owed ~ \$11,000
- Vanessa to keep QuickBooks, \$333/yr.
- 2026 invoices have been sent out, collected about \$4,202.55
- Updated pool permits to reflect pool physical address 7721 Dove Ave
- All utility bills are now sent electronic through email
- Water has been shut off at main monument as of 9/23

**Treasurer:**

- See treasurer report for details
- Proposed 2026 budget presented for discussion:
  - o Spectrum rate decreased from \$150/mo down to \$60/mo for one year.

**President Report:**

# Summit Wood Property Owners Association

## Meeting Minutes

- Dave still exploring high yield accounts to potentially earn ~\$2000 interest
  - Need easy access for transferring to/from
  - Intention to use for more social use or necessary expenses to keep dues rate low

### **Pool:**

- Rope is broken – Jessie to contact Rocky to replace for next year, required by city ordinance
- 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:**

- Contracted with Damien thru 2025 – see above plan under President Report
- 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
  - Has reached out to several companies, contract doesn't seem big enough for many companies to take on. Still waiting to hear back from some.
- Riesener landscape project to start soon.

### **Architectural Review Committee:**

- 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:**

- Member comments: Lot 1 sold and has been renovated, looks much better

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- 2 neighbors have expressed interest in joining the board, encourage attendance and questions answered

**Adjourn:**

- Sean motion to adjourn, Jessie seconds - Adjourned at 7:47pm

**Summit Wood Property Owners Association  
Monthly Financial Report for October 2025  
Presented to the Board on November 11, 2025**

Statement Balances (as of 11/01/2025)

- Security Bank of Kansas City Checking Account: \$44,971.99
  - Previous statement balance: \$50,298.31
    - Deposits/Credits: \$2,275.00
    - Checks/Debits: \$7,601.32

Transaction Detail:

<b>Date</b>	<b>Check #</b>	<b>Payee</b>	<b>Amount</b>	<b>Description</b>
10/03/2025	DEPOSIT	SWPOA	\$25.00	Lot 50 Transfer Fee
10/06/2025	Debit	USPS	-\$7.80	Treasurer Stamps
10/06/2025	WEB	Spectrum	-\$150.00	Utility
10/07/2025	1868	Damien McCoart	-\$530.00	September Lawn
10/15/2025	WEB	Evergy	-\$400.00	Utility
10/15/2025	WEB	KC Water	-\$33.71	Monument
10/15/2025	WEB	KC Water	-\$1,594.57	Pool
10/15/2025	WEB	KCMO Health Dept	-\$708.13	2026 Pool Permits
10/17/2025	Debit	Costco	-\$155.50	Admin Stamps
10/20/2025	Debit	FedEx	-\$110.67	Annual Letters Copies
10/21/2025	1870	Vanessa King	-\$615.50	Sept/Oct Admin & miles
10/23/2025	Debit	USPS	-\$15.60	Admin Stamps
10/27/2025	1867	Elite Pool Service	-\$3,279.84	August Pool
10/29/2025	DEPOSIT	SWPOA	\$2,250.00	Membership Dues

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