Summit Wood Property Owners Association
Meeting Minutes

Aug 11, 2026

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

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

Opening: 7:13
Attendance includes: Dave Reyburn, Jessie Hayles, Amanda Mason, Brenda Brown, Brett Meunschke, Eric Hallerud
Guest: Canela Hayden

Approval of Minutes:
- May 2026 – Amanda motion to approve
    - Eric seconds

Administrator Report:
- No updates

Treasurer:
- See financial report
- Question about Intuit charges – are we receiving a monthly fee? Duplicate fee?
    - Website cost had increased significantly, Amanda has requested a lower package for $500/yr

President Report:
- 15912 E 78th St – Canela Hayden present to discuss outbuilding.
    - Has been 13yr resident of SWPOA
    - Has foster kids often, currently has 5 mo old twins, and getting 5 & 7 yr old kids soon.
    - Uses the outbuilding as a clubhouse for the children
    - Has built a concrete slab for stability, attempting to stay within restrictions of SWPOA and to be considerate of her neighbors.

- Discussion that outbuildings are prohibited, and SWPOA must hold everyone to the same standards.
- ARC committee has no records of SWPOA being involved in the construction of her outbuilding.
- Board to have further discussion…
- Tree demolition – city is outsourcing the work and finally cleaning up the debris.

Pool:

- Needs work
- Swim Things bid:
    - Baby pool repairs ~$13,000 (resurface, tile, brick, caulk)
    - Big pool repairs ~$45,000 (resurface, tile, brick, caulk)
- Eric suggested converting baby pool into splash pad
- 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
- Doug McCrary had the outside rock wall power washed around the pool area
- 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.
- Complaint of bugs at the pool, likely from trash, food, spilled sodas/drinks.
    - East side drain was full of debris, has now been cleaned/powerwashed
- 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

Landscaping/Monuments:

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

Architectural Review Committee:

- No updates

Social/Website:

Pool phone number 816-214-5234

- No updates
- Need to call and update spectrum rate

Old Business:

- PIAC meeting 8/12 at 6pm
- There has been a home with a dumpster x6 mos, city ordinance allows only 30 days

New Business:

- Noise complaint against neighbor
    - They have contacted police on multiple occasions
    - Asking for SWPOA to step in – since noise violation is a city ordinance, this is a city responsibility.
    - SWPOA does not have any enforceable action to take.
    - Of note – the offending address is 3yrs delinquent on dues and therefore will have lien placed.

Adjourn:

- Motion to adjourn by Eric
    - Second by Amanda
    - Adjourned 8:20pm

Summit Wood Property Owners Association
Monthly Financial Report for July 2026
Presented to the Board on August 11, 2026

Statement Balances (as of 08/01/2026)

- Security Bank of Kansas City Checking Account: $72,913.02
  - Previous statement balance: $76,990.66
    - Deposits/Credits: $648.50
    - Checks/Debits: $4,726.14

Transaction Detail:

Date	Check #	Payee	Amount	Description
07/03/2026	1892	Century Plumbing Co.	-$465.28	May 2026
07/06/2026	WEB	Spectrum	-$63.63	Utility
07/09/2026	DEBIT	Elite Pool Service	-$1,783.37	June 2026 Pool Service
07/13/2026	1890	Anna Meadors	-$88.00	May 2026 Pool Daily Duties
07/13/2026	1893	Anna Meadors	-$330.00	June 2026 Pool Daily Duties
07/13/2026	1894	Damien McCoart	-$680.00	June 2026 Mows
07/14/2026	WEB	KC Water	-$608.48	Pool
07/15/2026	DEPOSIT	SWPOA	$319.25	Membership Dues from QB
07/15/2026	WEB	Intuit	-$9.55	QB Transaction Fees
07/15/2026	1895	Vanessa King	-$308.25	July Admin, June Miles
07/16/2026	WEB	Intuit	-$15.73	Intuit Expert Assisted Add-On (prorated)
07/17/2026	WEB	Evergy	-$267.00	Utility
07/24/2026	DEPOSIT	SWPOA	$10.00	Membership Dues from QB
07/24/2026	WEB	Intuit	-$0.30	QB Transaction Fees
07/27/2026	WEB	Intuit	-$97.00	QB Monthly Fee ($38) and Expert Assisted Add-On ($59)
07/29/2026	DEPOSIT	SWPOA	$319.25	Membership Dues from QB
07/29/2026	WEB	Intuit	-$9.55	QB Transaction Fees