

**Summit Wood Property Owners Association
Meeting Minutes
January 13, 2026**

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

Opening: 7:05

Attendance includes: Dave Reyburn, Jessie Hayles, Sean Marra, Brenda Brown, Amanda Fontaine, Vanessa King

Guests: Scott Carlson, Brett Meunschke

Approval of Minutes:

- Dec Minutes reviewed:
 - Amanda motion to approve with corrections, Jessie seconds – minutes approved

Administrator Report:

- December deposits = \$6239 from PayPal
- 2025 – outstanding balance \$4032
- Total outstanding owed \$43,454.91
- 93 members still have outstanding dues for 2026 totaling ~\$32,375
- Will send tax info to accountant
- Quickbooks Live purchase for \$38/mo which is online and gives 2 people access.
 - Total of \$60/year more than what we're paying currently to use Vanessa's personal account on her desktop computer
 - Would be able to allow treasurer access and from website rather than desktop
 - Amanda Motions to get QB Live, Jessie seconds – approved
- Cincinnati insurance policy expires in March 2026

Summit Wood Property Owners Association Meeting Minutes

Treasurer:

- See treasurer report for details - Checking balance \$59,671.65
- Budget on track

President Report:

- No updates

Pool:

- Dave spoke with Elite regarding pre-season prep to be done (below)
- To do list pending:
- Rope is broken – Jessie to contact Rocky to replace for next year, required by city ordinance
- Pool outlet cover near picnic table needs replaced
- Need new door stopper for girls bathroom
- 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:

- Riesner bill is due
- Damien hasn't responded to mowing bid questions

Architectural Review Committee:

- No updates
- 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
- Due for website payment this year, good for 3yrs

Summit Wood Property Owners Association Meeting Minutes

Old Business:

- No update

New Business:

- Detention ponds issue has come up again
 - Received email from a local attorney that the neighborhood developer, Mr Spurck's health is declining, and he had intended to deed the detention pond properties to SWPOA. Reportedly a hearing was held last week, no formal notice to SWPOA was received.
 - Several previous documents and email input from attorneys, and county records were presented and reviewed
 - Our typically attorney Kapke cannot represent SWPOA as he previously represented Spurck and it would be conflict of interest.
 - Dave on the lookout for attorneys who could represent SWPOA should the need arise.
 - No action needed at this time.
- Brett inquiring about open board member positions.

Adjourn:

- Dave motion to adjourn, Brenda seconds - Adjourned at 7:51pm

**Summit Wood Property Owners Association
Meeting Minutes**

**Summit Wood Property Owners Association
Monthly Financial Report for December 2025
Presented to the Board on January 13, 2026**

Statement Balances (as of 01/01/2026)

- Security Bank of Kansas City Checking Account: \$59,671.65
 - Previous statement balance: \$49,144.92
 - Deposits/Credits: \$11,850.00
 - Checks/Debits: \$1,323.27

Transaction Detail:

Date	Check #	Payee	Amount	Description
12/03/2025	DEPOSIT	SWPOA	\$4,200.00	Membership Dues (14)
12/03/2025	1875	Casey Laforte	-\$466.36	Fall 2025 Social
12/05/2025	WEB	Spectrum	-\$60.00	Utility
12/10/2025	WEB	KC Water	-\$61.16	Pool
12/11/2025	DEPOSIT	SWPOA	\$300.00	Membership Dues (1)
12/12/2025	DEPOSIT	SWPOA	\$3,749.00	Membership Dues (13)
12/12/2025	1876	Vanessa King	-\$335.75	December admin & miles
12/16/2025	WEB	Evergy	-\$400.00	Utility
12/22/2025	DEPOSIT	SWPOA	\$3,601.00	Membership Dues (13)