

## SUMMERFIELD NEIGHBORHOOD HOMEOWNER ASSOC.

The Third 2022 regular monthly meeting of the Summerfield Neighborhood Homeowner Association was held on Monday, September 19, 2022 at 7:00 pm, at the Medina Civic Center located at 119 N. Main St., Medina, TN 38355 with the following board members present: Tonya Kirkwood (President), Channing Taylor (Director at Large), Linda Trichel (Secretary), and Kim Gezley (Treasurer). Absent was Angi Mathenia (Vice President). Seven homeowners from Summerfield were present.

**HOA CHECKING ACCOUNT BALANCE AS OF 8/31/22 - \$32,580.26**

**GIBSON ELECTRIC MEMBERSHIP CORPORATION BALANCE - \$66.00 (CREDIT) & JACKSON ENERGY AUTHORITY BALANCE - \$541.84 (CREDIT)**

**INSURANCE COVERAGE FOR COMMON AREAS - PREMIUM INCREASED FROM \$982 TO \$1036 AND THE COST OF THE POST OFFICE BOX INCREASED FROM \$131 TO \$138**

**STREET LIGHTING AT SUBDIVISION ENTRANCE** - The quote to install a light at the corner of Middle School Rd. and Summerfield Dr. was submitted and approved at a cost of \$3,240.00. Moving forward there will be a monthly cost of \$10.60 for the LED Cobra Head (70-90) light and approximately \$5.40 a month for the concrete pole. Power for this light will be taken from the transformer between 101 Juno Cove and 109 Juno Cove. From that transformer, the power company will trench South approximately 140 ft. and then East approximately 100 ft. to the pole at the intersection with the light facing Summerfield Dr. The power company will do their best to stay on the property line of the residence of Ms. Jeanie Farrar who donated her property. It was also voted and agreed that any repairs and/or damage to Ms. Farrar's property shall be the responsibility of the HOA.

**MAILING OF COVENANTS & UPDATED AMENDMENT UPDATE** - On Monday, September 12, 2022, a cover letter along with a copy of the updated covenants and recently passed "Beautification" amendment were mailed to every homeowner for their review. The cover letter stated specifically what changes are now included within the covenants and that each homeowner must comply with these changes, otherwise fines will be imposed for each violation.

**ESTIMATES FOR TRASH CAN FENCE ENCLOSURES** - The cost estimates for a 4x4 or 4x8 trash can enclosure can be found on the HOA Facebook page.

**LANDSCAPING** - Victor the owner of Victor's Landscaping will no longer be providing maintenance to the landscaping around the entrance wall to the subdivision. He will however, continue to maintain grass cutting in the common areas. The board is still working on getting a quote to fix the irrigation problem at the entrance wall. Homeowner Amanda Casey has graciously offered to upkeep the landscaping at a cost of \$25 to \$40 on an "as needed" basis.

**ENTRANCE BRICK WALL** - It was voted on and agreed that the board will move forward to improve the aesthetic of the wall by painting it white, thereby making it cleaner and updated. The board set a limit of \$1,500.00 for this project. Once this task has been completed, the board will revisit as to whether or not the landscaping should also be improved.

**STOP SIGN POLES** - Board is looking into having the poles repainted and refreshed along with replacing a pole that was ran over on Summit / Indian Trail.

**PORTABLE WINDOW AIR CONDITIONERS** - Portable window air conditioners **ARE NOT ALLOWED** per the covenants. The board recognizes that there is a need on some of the homes for proper cooling and air ventilation. It was acknowledged that some homeowners opted to install a unit which is basically "flush" with the window and less noticeable from street view. Although this is technically not allowed per the covenants, if an individual is willing to get signatures totaling a majority of homeowners to keep this type of window unit installed, the board will look at revising this covenant as such.

**UNPAID HOA DUES AND LIENS** - As of 9/19/22, there are (12) unpaid annual HOA dues and (3) liens that have been previously placed on properties with outstanding balances. It was voted on and approved to proceed forward with demand letters to all delinquent homeowners. Each homeowner has now incurred an additional late fee of \$150, which now brings their balance owing to \$250. Late fees will continue to be incurred until balances have been satisfied. Currently there are uncollected dues totaling \$3,000.00. It was also voted and approved that the lien/late and attorney fees against 526 Summit Dr. will now be sent to the attorney to have a judgement filed on the property owner. A judgement was filed on the property owners at 560 Indian Trail on August 22, 2022 for the outstanding lien/late and attorney fees.

Each attendee was encouraged to ask questions and get feedback from the board on any questions or concerns they may have before the meeting concluded.

Meeting adjourned at 7:43pm - 9/19/22

Approved by: Tonya Kirkwood – President

Notes taken by: Linda Trichel – Secretary