

SUMMERFIELD NEIGHBORHOOD HOMEOWNER ASSOC.

The Fourth 2022 regular monthly meeting of the Summerfield Neighborhood Homeowner Association was held on Monday, October 17, 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), Linda Trichel (Secretary), and Kim Gezley (Treasurer). Absent was Channing Taylor (Director at Large). Three homeowners from Summerfield were present.

HOA CHECKING ACCOUNT BALANCE AS OF 9/30/22 - \$29,590.30.

GIBSON ELECTRIC MEMBERSHIP CORPORATION BALANCE - \$33.90 (CREDIT) & JACKSON ENERGY AUTHORITY BALANCE - \$498.57 (CREDIT)

ENTRANCE SIGN FOR HOA - The entrance brick wall has been painted and refreshed and old landscaping has been removed and replaced with new mulch. All in attendance at last night's meeting agreed that the aesthetic of the entrance is a welcome change. The board agreed that in the spring of 2023, new landscaping will be installed to complete this project. The tubing in the irrigation system has rotted and will be replaced in the spring 2023. At this time, we are awaiting a proposal to have the irrigation lines "winterized" to prevent any further damage that has been recently fixed.

STREET LIGHTING AT SUBDIVISION ENTRANCE - The light pole that was voted in last month at the corner of Middle School Rd. and Summerfield Dr. will be installed prior to Halloween, as an added safety measure for our children who will be out trick or treating. The City of Medina has agreed to pay Gibson Electric directly for the monthly maintenance of this pole.

UPDATE OF 525 SUMMIT DR. - A new garage door has been installed with the old garage door being removed from the premises.

STOP SIGN LOCATED AT INDIAN TRAIL & SUMMIT DR. - The cost to install a new stop sign is \$1,000 and is set to be installed the week of 10/23/22. Most of the stop sign poles in the neighborhood have faded and need to be refreshed with a coat of paint. We are awaiting a proposal from Randy Garner (The Wall Painter) to provide a proposal for this refresh.

PRINTER - The HOA is in need for a new laser printer which will be kept in the possession of the treasurer. Due to the amount of paperwork that needs to be printed, the board voted on and agreed that it would be most cost effective to purchase a laser printer than to have copies printed at a local printing shop. The board will research and purchase a printer which can

accommodate the needs of the HOA, while keeping expenditures to a minimum.

JUDGEMENTS – There is presently one judgement within the HOA. The homeowner has come forward and is working with the board and attorney to rectify this situation.

LIENS - There are two liens on properties within the HOA. One home was sold on 10/26/21 and the HOA was not paid as the attorney did not collect those funds. The board is presently working with our Attorney on the other outstanding lien. Updates will follow.

UNPAID HOA DUES, DEMAND LETTERS, AND VIOLATIONS - As of 9/30/2022, there still are (12) **UNPAID** 2022 Dues, and Demand Letters will be filed on each property homeowner on **NOVEMBER 1, 2022** if left unpaid. A total of (36) violation letters were mailed out to property owners in violation of the CC&R's, with arrangement being made by (3) homeowners to comply. Fines were assessed to (8) homeowners and invoices were sent VIA Certified Mail and regular mail to each property owner for the cost of the fine including the cost incurred to mail those invoices. As a reminder, the fines will be increased to \$50 per violation starting in 2023.

The board would like to take the time to THANK ALL in this subdivision who may have received a warning letter and have taken all steps and measures to comply with the violations.

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 7:50pm - 10/17/22

Notes taken by – Linda Trichel (HOA Secretary)

Notes approved by – Tonya Kirkwood (HOA President)