

Meeting Topics

June 19th - 2023

Call to Order @ 7:00pm

Number of board members present – 4

Board Members absent - 1 (Channing Taylor)

Number of homeowners present – 0

Next HOA meeting – September 18th

Account Balance end date 5/30 - \$35,587.77

JEA Credit – \$350.28

Stop Sign Poles have been painted (the ones that needed it)

Front Entrance has been updated with plants/mulch/etc.

Hub City Turf will maintain weeds, etc. @ the front entrance flower bed (\$240 per year) It consists of 6 treatments per year.

Street Lights have all been upgraded to LED

Summerfield Neighborhood Block Party – 5/20/23 – We had a good turnout.

Linda Trichel resigned April 2023

New Board of Directors /Positions–

President – Tonya Kirkwood

Vice President – Channing Taylor

Treasurer – Kim Gezley

Secretary – Angi Mathenia

Director At Large – Levi Gray

Board Members that stayed in the same position is due to no one volunteering to take their place. They will remain in place until the next election in June of 2024. Levi Gray volunteered for the Director At Large Position. All current members voted and passed. Yay– 4/Nay-0

Meetings will continue to be held quarterly for the remaining of 2023.

December 18th-2023 will be canceled due to the meeting taking place in January 2024. This will avoid back to back meeting dates within a 30 day timeframe.

Open meetings will be held Semi-Annually in 2024 (Jan/June)

Meeting Dates for 2024 will be posted on the website, Facebook and a letter will go out with invoices in December of 2023.

Total Properties with current liens: 2

526 Summit Dr.

538 Summit Dr.

Total Properties with HOA Dues past due for 2023: 5

538 Summit Dr.

432 Summit Dr.

424 Strawberry Ridge Dr.

521 Verano St.

345 Vista Dr.

Properties that are still past due for years **prior** to 2023: 3

526 Summit Dr.

538 Summit Dr.

424 Strawberry Ridge

Properties with outstanding fines: 2

526 Summit Dr.- HOA attorney sent a letter on the condition of the of the property and ATV, trailers, lawn tractors, etc. (This was included in the collection letter to avoid paying additional fees to the attorney)

240 Sungate Dr. -Boat in the driveway-The board has sent a violation letter and 2 fines and the boat is still there. How do you want to proceed?

538 Summit – Judgement filed in March- Court Date was May 22nd and homeowner requested a trial on June 12th – We attended the Gibson County General Sessions Court (Humboldt) for the trial. After hearing all testimony, the court ruled in favor of the HOA and entered a judgment against debtor for \$2,516.97 plus court costs. By law this judgment will continue to accrue post-judgment interest of 9.5%. The judgment does not become final for ten (10) days, giving the parties an opportunity to appeal the judgment, should they wish to do so. So, no collection attempts can be made prior to Friday, June 23, 2023. Once the (10) days have pasted the HOA attorney will file a garnishment against the homeowners employment wages.

526 Summit –Attorney sent another letter requesting the balance to be paid in full due to the homeowner defaulting on the agreed payment plan. IF this does not get resolved our only other option is to file a judgement on the homeowner. The past and present board has been working with them since 2019. A legal agreement was drawn up by the HOA attorney for a payment plan starting in December 2022 after multiple other agreements with the homeowner failed to work. Only 2 payments were paid on her current agreement. The homeowner has multiple fines and violation letters that have been sent due to the condition of the outside of the property, as well as, trailers, ATV's, tractors, campers, etc. being in the view of the adjoining lots and the street. Campers, trucks, SUV's parked on the side of the road.

424 Strawberry Ridge – Bankruptcy Stay was filed with the courts for the past due amount owed to the HOA. The property owner's bankruptcy attorney contacted the HOA attorney and asked if he would reach out to the board to see if we would agree on having the past due amount added to her current

Chapter 13 payment to avoid court proceedings and remove it from the court docket. Per our attorney he advised that this is what he would recommend to keep cost down and it will guarantee a monthly payment to the HOA until the account was paid in full. The house is now sold pending. Once the house closes the HOA will receive all money owed. Brad Sigler is the closing attorney for the property. Matt West emailed Melanie Herndon on 6/6/2023 with a breakdown of the file and amount due to the HOA including all legal fees. Melanie replied and confirmed receipt of the email.

Final Invoices for 2023 HOA dues were mailed on 5/1/2023 and the following properties were sent to legal on 6/6/2023:

521 Verano St.
345 Vista Dr.
432 Summit Dr.

Levi Gray – 531 Summit submitted a request to paint / whitewash the outside of his property. The board voted and passed. Yay – 4 / Nay - 0

Adjourned Meeting @ 7:49pm

Notes taken by Angi Mathenia
Approved by Tonya Kirkwood