

March Minutes / 3/20/2023

Call to Order – 7:03pm

Number of board members present – 4 (Tonya Kirkwood, Kim Gezley, Linda Trichel & Channing Taylor)

Board Members absent - 1 (Angi Mathenia)

Number of homeowners present – 2

Next HOA meeting – June 19th (Election for a new board)

Account Balance end date 2/28- \$36,857.04

JEA Credit – \$411.12

Taxes filed and mailed to IRS – 1/25/2023

St of TN Annual Report – Updated online 1/25/2023

GEMC / Quick Books / Cheddar Up have all been set up for auto draft payments

Kim Gezley will be added as a signature to the bank account. We still have a 2 party signature for all checks.

Street Lights – Upgrade all lights in Phase 2 and up to LED – Passed (43 yay / 7 nay via FB/Proxy/In Person)

Landscaping at Entrance – Plants and Tubing will be completed once the weather permits. Passed a budget of \$1700.00 (6 yay / 0 nay)

Next meeting will be for new board members. Each homeowner received the meeting dates for all of 2023 which included and noted that the June 19th meeting will be for new board of directors to be elected. It is also posted on FB and our website. Those without social media were informed via USPS and our website. To avoid any issues on the election in June with any homeowner claiming they were unaware of the meeting because they do not have FB or other social media both letters that were sent out in December 2022 will be added to the minutes. This is to avoid any confusion or complaints that may arise.

Total Properties with current liens: 2 (526 Summit & 538 Summit)

Liens that paid and were released – 521 Verano St.

Total Properties with HOA Dues past due for 2023: 16

A 2nd invoice for 2023 dues were sent out again on 3/17/2023. We are not going to continue to send out multiple invoices. It is the responsibility of the homeowner to pay their dues on time. Legal Action will be filed on August 1st for any past due amounts. Liens will be placed on October 1st for any past due amounts. Late fees will continue to accrue each month.

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

526 Summit Dr. – A legal agreement for a payment arrangement was drawn up by the HOA attorney and signed by all parties. The arrangement for payments in the amount of \$150 per month until paid in full. Any missed payments will result in further legal action.

538 Summit Dr. – 2022 dues and legal fees have not been paid. 2023 HOA dues are now past due as well.

424 Strawberry Ridge – 2022 dues have not been paid and the agreement set up by the homeowner's bankruptcy attorney (Jerome Teel) has not been kept. 2023 dues are now past due. The HOA president contacted the homeowner's bankruptcy attorney on 2 occasions to see if he could help collect the money owed. He was extremely nice and did reach out to his client twice. He emailed with the arrangement to get the homeowner caught up. We received one payment. The HOA president did reach back out as a courtesy to Jerome Teel and let him know that we would be filing legal action for payment. He did at this time contact the homeowner again and they stated they lost the address on where to mail in payments. The homeowner was given the address but no payments have been made.

The request for legal action was sent to the HOA attorney on 3/17/2023 on the following homeowners

538 Summit Dr
424 Strawberry Ridge

Complaints are beginning to increase on the following:

Trash cans not being placed against the side of the house and being left at the road for several days at a time

Exterior property (things piled up beside the house, items in the yard that are in view of other properties, etc.)

Vehicles Parked on the side of the road (MPD should be contacted if not resolved with a letter from the HOA)

Commercial Vehicles

Adjourn Meeting 8:19pm

Approved By – Tonya Kirkwood (HOA President)

Summerfield Homeowners Association

PO Box 411

Medina, TN 38355

Sna@summerfieldmedina.org

NOTICE OF 2023 QUARTERLY MEMBERSHIP MEETINGS

To: All members of the Summerfield Homeowners Association

Notice is hereby given that a **quarterly** membership meeting will be held at **7PM** at the Medina Civic Center located at 112 N Main St, Medina TN. The dates for each meeting will fall on the 3rd Monday of that month.

Meeting Dates for 2023:

Mar - 20th

June -19th - (Annual Meeting – Electing New Board of Directors)

Sept - 18th

Dec - 18th

If you will not be able to attend the membership meeting, you may submit a proxy form to allow someone else to attend the meeting and act on your behalf. The board can also be reached via:

Email- Sna@summerfieldmedina.org

Regular mail- PO Box 411 Medina, TN 38355

Facebook- Summerfield Homeowners Association-Official Page

Website – Summerfieldmedina.org

Thank you,

Board of Directors

Summerfield Homeowners Association

PO Box 411 / Medina TN 38355 / Sna@summerfieldmedina.org

Dear Homeowner:

Summerfield Homeowners Association annual dues for 2023 are currently being collected. (Invoice Attached) Dues are **\$100** and should be received by February 28th. A **\$25** late fee will be added for each month dues are delinquent. We have set up a secured online payment option this year. The website and QR code is listed below. If you still prefer to pay with a check or money order please feel free to do so. Unpaid accounts will be turned over to collections after six months and legal action may ensue.

Make checks or money orders to Summerfield Homeowners Association. The HOA mailing address is:

Summerfield Homeowners Association
PO Box 411
Medina, TN 38355

Online payment website:

<https://summerfieldmedinahoa.cheddarup.com>



****Please attach your invoice when mailing in your dues and write the property address on the check in the memo section. ****

****Cheddar Up is a secure online payment company. The HOA does NOT make any profit from this site or your online fee. It is strictly a fee charged by Cheddar Up to process the payment. ****

Online Payment Options:

Credit & Debit Cards- Fee -3.5% + 59¢.
eCheck - Fee - .75% or a minimum of \$1.00

Ex: \$100 HOA dues paid by CC/DC - \$4.09
Ex: \$100 HOA dues paid by eCheck - \$1.00

Thank you,

Board of Directors