

Board of Directors Meeting Minutes May 20, 2024 – 6:30 p.m. Spring Lake District Library

Board Members Present: Gary Cole, Bob Pallas, Shelley Vega, Gary Eidson and Jo Carter

Other Co-owners present: Bill & Char Allman and Butch & Mary Case

The meeting was called to order at 6:30 p.m.

Old Business:

- Minutes from the March 18, 2024 meeting were approved.
- The landscaping policy was discussed. It was agreed that it is the HOA's responsibility to remove dead/damaged trees and pay for replacement trees. Co-owners are to select replacement trees and present recommendations along with costs for Board approval. (This will be added to the Landscaping Policy document on the website.)

 Mr. Pallas will seek sources for annual inspection/pruning of trees between driveways.
- Mr. Pallas is to arrange a "walk around" with West Michigan Ground's Service that will include Bill Allman to identify groundskeeping issues near Unit # 7. At that time Mr. Pallas and Mr. Allman will inspect the fence that has a hole that has been growing in size.

New Business:

- Ms. Vega presented the financial report (attached). The current certificate of deposit matures on May 26. The purchase of a 6-month CD at 4.6% was approved. Ms. Vega and Mr. Pallas will meet with the bank to make the purchase.
- It was pointed out that Kuerth's Disposal will give credits for services not used for a minimum of 4 consecutive service days for Co-owners who are away (usually in the winter).
- It was agreed that the HOA will not yet pay for an electrician to address the fact that the exterior light at Unit # 1 remains on during the day.
- Tru-Green applied weed killer a week ago. Weeds should show signs of dying within 21 days of application. The board will determine if the contract with Tru-Green should be continued after the 21 days.
- The bid for \$335 from Rich Rosenberg was approved to paint the trim on Units 1, 5 and 11.
- The Board approved the installation of screen/storm doors for Units 7 and 8.
- Dick Cleveland was elected to the Board of Directors.
- Gary Cole resigned from his position on the Board and as Board President.
- Bob Pallas was elected Board President and will serve in that position (as well as Secretary)
 until the Annual Meeting in October.
- Char Allman noted that the Association has not had complex-wide social activities and agreed to organize one or more this summer.

The meeting was adjourned at 7:10 p.m.

2024 Summit Park Monthly Actual

Acc #	Description	January	February	March	April	May	June	July	August	September	October	November	December	Year to Date	2024 Budget
210	Association Dues	\$4,250.00	\$2,250.00	\$2,750.00	\$3,250.00	\$3,000.00								\$15,500.00	\$36,000.00
220	Special Assessment	\$50.00	\$50.00	\$50.00	\$50.00	\$25.00								\$225.00	\$600.00
225	Investment Income	\$40.70	\$40.86	\$38.35	\$41.16									\$161.07	\$0.00
230	Interest Income													\$0.00	\$0.00
240	Misc Income													\$0.00	\$0.00
Total	Income	\$4,340.70	\$2,340.86	\$2,838.35	\$3,341.16	\$3,025.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,886.07	\$36,600.00
510	Insurance													\$0.00	\$5,500.00
530	Professional Fees	\$195.00												\$195.00	\$200.00
540	Office Expense													\$0.00	\$50.00
545	Investment Expense				\$69.00									\$69.00	\$0.00
550	Interest Expense													\$0.00	\$0.00
610	Electricity	\$87.78	\$41.90	\$39.86	\$40.79	\$38.62								\$248.95	\$700.00
620	Building Maintenance			\$7,209.78	\$2,181.40									\$9,391.18	\$10,000.00
630	Grounds Maintenance	\$773.00			\$539.67	\$256.00								\$1,568.67	\$7,000.00
640	Snow Removal	\$991.00	\$151.00	\$66.00										\$1,208.00	\$2,000.00
650	Trash Service	\$262.00	\$262.00	\$262.00	\$262.00	\$276.00								\$1,324.00	\$3,400.00
710	Misc Expense													\$0.00	\$150.00
720	Long Term Repair Budget	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,000.00	\$3,000.00
Total	Expense	\$2,558.78	\$704.90	\$7,827.64	\$3,342.86	\$820.62	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$17,004.80	\$32,000.00
800	Investment	\$10,330.77												\$10,000.00	\$10,000.00
810	Long Term Repair	\$3,250.00	\$3,500.00	\$3,750.00	\$4,000.00	\$4,250.00	\$4,500.00	\$4,750.00	\$5,000.00						\$6,000.00
820	Cash Reserves	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
880	Available Funds	\$3,015.54	\$4,678.54	\$6,061.64	-\$266.40	-\$9,250.00	-\$9,500.00	-\$9,750.00	-\$10,000.00	-\$5,000.00	-\$5,000.00	-\$5,000.00	-\$5,000.00		
Accou	unt Balance 1st of Month	\$11,265.54	\$13,178.54	\$14,811.64	\$8,733.60										