

# Summit Park

Condominium Association

Board of Directors Meeting  
March 17 – 6:30 p.m.  
Spring Lake District Library

## Meeting Minutes

Board Members Present: Bob Pallas, Gary Eidson, Jo Carter, Dick Cleveland and Jan Johnson

The meeting was called to order at 6:28 p.m.

### Old Business:

- Minutes from the December 16, 2024 meeting were approved.

### New Business:

- Mr. Pallas presented final 2024 year-end financials (attached).
- Mr. Pallas also presented 2025 year-to-date financials (attached). Highlights include payment of income taxes, pre-payment to Safeguard Pest Solutions, pre-payment to the Lawn Doctor and it was noted that snow removal services charges of \$2,880 have already exceeded the budgeted amount of \$2,120.
- Because of persistent street parking violations, the Board of Directors approved the following penalties:

*Owners/Residents who violate the No Street Parking rule will be issued a warning for the first infraction. A second infraction within 60 days will result in a \$25 fine and subsequent infractions within that same 60-day period will result in \$50 fines. Unpaid fines will be subject to the same consequences as unpaid dues (i.e., legal action, liens, foreclosure).*

- Roof Maxx treatments will begin in July for Units 1, 2, 7 and 8.
- The Board approved Mr. Cleveland's request to install a storm door (at his expense) and will cover the cost of replacing weather-stripping the existing door up to \$100. If the estimate for weather-stripping exceeds \$100 Mr. Cleveland must obtain the Board's approval or pay the difference himself.
- Mr. Pallas will explore the possibility of rock salt applications by the snow removal service.
- The front steps to Unit #1 will be evaluated for possible repair.
- Mr. Pallas and Mr. Eidson will inspect the grounds for possible Mole activity.

The meeting was adjourned at 7:12 p.m.

### Upcoming Board Meeting dates for 2025:

May 19, September 15, October 20 (Annual Meeting) and December 15.

**Summit Park Condominium Association -- 2024 Actual Income & Expenditures**

Acct #	Description	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Actual Year to Date	2024 Budget
210	Association Dues	4,250.00	2,250.00	2,750.00	3,250.00	3,000.00	3,000.00	2,500.00	3,250.00	3,550.00	2,725.00	2,525.00	2,950.00	36,000.00	36,000.00
220	Special Assessment (Pet fees)	50.00	50.00	50.00	50.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	400.00	600.00
225	Investment Income												235.56	235.56	0.00
	Money Market Account												0.09	0.09	0.00
	<b>Total Income</b>	<b>4,300.00</b>	<b>2,300.00</b>	<b>2,800.00</b>	<b>3,300.00</b>	<b>3,025.00</b>	<b>3,025.00</b>	<b>2,525.00</b>	<b>3,275.00</b>	<b>3,575.00</b>	<b>2,750.00</b>	<b>2,785.56</b>	<b>2,975.09</b>	<b>36,635.65</b>	<b>36,600.00</b>
510	Insurance							6,191.00						6,191.00	5,500.00
530	Professional Fees -- Accountant	195.00												195.00	200.00
540	Office Expense														50.00
545	Investment Expense -- Tax				69.00									69.00	0.00
550	Interest Expense														0.00
610	Electricity	87.78	41.90	39.86	40.79	38.62	75.23	91.81	83.22	82.28	78.91	61.98	41.85	764.23	700.00
620	Building Maintenance			7,209.78	2,181.40		335.00	1,980.00	630.93	871.00	2,245.00			15,453.11	10,000.00
630	Grounds Maintenance	773.00			539.67	427.46	1,048.34	993.60	680.00	697.00	507.00	810.00	507.60	4,886.99	7,000.00
640	Snow Removal	991.00	151.00	66.00									710.00	1,918.00	2,000.00
650	Trash Service	262.00	262.00	262.00	262.00	276.00	276.00	276.00	276.00	276.00	276.00	144.25	257.50	3,105.75	3,400.00
710	Misc. Expense												15.00	15.00	150.00
	<b>Total Expense</b>	<b>2,308.78</b>	<b>454.90</b>	<b>7,577.64</b>	<b>3,092.86</b>	<b>742.08</b>	<b>362.11</b>	<b>9,532.41</b>	<b>1,670.15</b>	<b>1,926.28</b>	<b>3,106.91</b>	<b>1,016.23</b>	<b>1,531.95</b>	<b>32,598.08</b>	<b>29,000.00</b>
	<b>Profit / Loss</b>													<b>4,037.57</b>	<b>7,600.00</b>
	Checking Account Balance	11,265.54	13,178.54	14,811.64	8,733.60	10,436.06	11,801.72	5,130.68	6,323.93	7,972.65	7,640.74	10,586.87	12,619.92		
	Certificate of Deposit Balance														
		Maturity date: Nov. 28, 2024 = 10,767.36													

