

Summit Park

Condominium Association

Board of Directors Meeting
July 21, 2025 – 6:30 p.m.
Spring Lake District Library

Meeting Minutes

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

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

Old Business:

- Minutes from the May 19, 2025 meeting were approved.

New Business:

- Mr. Pallas presented current financials (attached).
- The following projects have been completed since the May Board meeting:
 - Roof Maxx treatment on Units 1, 2, 7 and 8
 - Sealcoating road
 - Side garage door on unit #8 replaced
 - Sprinklers redirected near side garage door on unit #8
 - Steps on unit #1 repaired
 - Broken sprinkler head behind unit #3 replaced
 - The Summit Park website now includes roof replacement/maintenance history/schedule, road resurfacing history and gutter cleaning history

The meeting was adjourned at 6:45 p.m.

Upcoming Board Meeting dates for 2025:

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

Summit Park Condominium Association -- 2025 Actual Income & Expenditures

Acct #	Description	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Year to Date	2025 Budget
210	Association Dues	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	800.00	250.00	250.00			22,300.00	36,000.00
220	Special Assessment (Pet fees)	25.00	25.00	25.00	25.00	25.00	25.00	25.00						175.00	300.00
	Roof Maintenance Funding	600.00	600.00	600.00	600.00	600.00	600.00	600.00	100.00	50.00	50.00			4,400.00	7,200.00
230	Interest Income <i>(from MM Account)</i>	0.09	0.08	0.10	0.10	0.11	0.11								0.00
	Total Income	3,625.09	3,625.08	3,625.10	3,625.10	3,625.11	3,625.11	3,625.00	900.00	300.00	300.00	0.00	0.00	26,875.59	43,500.00
510	Insurance							6,878.00							6,500.00
530	Professional Fees -- Accountant	245.00												245.00	200.00
540	Office Expense														50.00
545	Investment Expense -- Tax	41.00												41.00	70.00
550	Interest Expense														0.00
610	Electricity	43.97		83.00	40.70	40.13	64.28	98.14						370.22	860.00
620	Building Maintenance			332.00	100.00		600.00	2,569.75						3,601.75	10,000.00
630	Grounds Maintenance	940.80		509.48	457.50		805.00	2,487.05						5,199.83	6,500.00
640	Snow Removal	1,050.00	870.00	960.00										2,880.00	2,120.00
650	Trash Service	257.50	257.50	257.50	257.50	257.50	261.00	276.00						1,824.50	3,250.00
710	Misc. Expense			5.85										5.85	0.00
	Roof Maintenance Expense														10,750.00
	Total Expense	2,578.27	1,127.50	1,483.83	655.70	297.63	530.28	7,169.44	0.00	0.00	0.00	0.00	0.00	13,842.65	20,300.00
	Checking Account Balance	13,761.65	14,814.15	14,797.17	17,416.47	20,743.84	22,088.56								
	Money Market Account Balance	10,600.18	11,200.26	11,800.36	12,400.46	13,000.57	13,600.68								