

Summit Park

Condomium Association

Board of Directors Meeting
September 21, 2026 – 6:30 p.m.
Spring Lake District Library

Meeting Minutes

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

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

Old Business:

- Minutes from the July 20, 2026 meeting were approved
- Second mole eradication was completed on July 28, 2026
- Carpenter Ant damage repair to the facia of Unit #12 is still needed
- Window repair will be scheduled for Unit #10. Mr. Eidson will coordinate
- Fence power washing was completed on July 26 & 28
- Removal of trees has been completed

New Business:

- Mr. Pallas announced that the Annual Meeting will be held one week later than previously scheduled because of meeting room availability. It will now be held at the Spring Lake District Library in the Baird Program Room on Monday, October 26 at 6:30 p.m.
- Current financials were presented by Mr. Pallas (attached)
- The Board agreed that rain gutters need to be cleaned before winter
- The Board discussed the need to address long range planning for new roofs. Mr. Pallas presented a plan that would not involve large assessments. Rather, the plan calls for an increase in monthly dues (to \$400 per month) for an extended period of time. This plan will be presented at the Annual Meeting.

The meeting was adjourned at 6:50. P.M.

Next meetings: October 26 (Annual Meeting) and December 21.

Summit Park Condominium Association -- 2026 Actual Income & Expenditures

Acct #	Description	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Year to Date	2026 Budget
210	Association Dues	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	275.00	275.00	275.00	30,525.00	39,600.00
220	Special Assessment (Pet fees)	25.00	25.00	25.00	25.00									100.00	300.00
	Roof Maintenance Funding	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	50.00	50.00	50.00	5,550.00	7,200.00
230	Interest Income <i>(from MM Account)</i>	0.06	0.05	0.08	0.04									0.23	1.00
	T-Bill Interest (MM Account)		2.82	66.02		21.09		22.60						112.53	0.00
	Total Income	3,925.06	3,927.87	3,991.10	3,925.04	3,921.09	3,900.00	3,922.60	3,900.00					31,412.76	47,101.00
510	Insurance							(7,070.00)							(7,225.00)
530	Professional Fees -- Accountant		(275.00)											(275.00)	(250.00)
540	Office Expense														0.00
545	Investment Expense -- Tax														(50.00)
610	Electricity	(43.08)	(41.21)	(40.37)	(39.56)	(38.98)	(75.40)	(67.99)	(80.33)	(88.66)				(515.58)	(800.00)
620	Building Maintenance	(468.00)				(6,740.00)			(260.88)					(7,468.88)	(14,000.00)
630	Grounds Maintenance				(942.30)	(1,856.02)		(1,318.10)	(2,278.21)	(1,800.00)				(8,194.63)	(8,500.00)
640	Snow Removal	(482.00)	(695.00)	(168.00)										(1,345.00)	(5,500.00)
650	Trash Service	(245.00)	(275.00)	(275.00)	(275.00)	(289.50)	(330.00)	(330.00)	(330.00)	(330.00)				(2,679.50)	(3,200.00)
710	Misc. Expense		(20.64)					(115.95)	(17.97)					(154.56)	(50.00)
	Roof Maxx (transfer to Roof Maxx MM acct.)	(600.00)	(600.00)	(600.00)	(600.00)	(600.00)	(600.00)							(3,600.00)	(7,200.00)
	Total Expense	(1,838.08)	(1,906.85)	(1,083.37)	(1,856.86)	(9,524.50)	(1,005.40)	(1,832.04)	(2,967.39)					(22,014.49)	(46,775.00)
	Checking Account Balance	20,001.76	21,294.91	13,511.54	15,579.68	11,919.68	13,180.28	7,695.24	8,194.90						
	Money Market Account Balance	6,043.86	7,643.91	6,310.01	9,410.05	12,031.15	17,631.15	14,253.75	21,353.75						
	T-Bill holdings			12,000.00	12,000.00	7,500.00	2,500.00	6,500.00	0.00	8,000.00					
	TOTALS	26,045.62	28,938.82	31,821.55	36,989.73	31,450.83	33,311.43	28,448.99	29,548.65						