

Summerland HOA Board

September 1, 2026 / 6:00 pm / Summerland Pool

Attendees

Sierra Burrows, Rebecca Rodgers, Sadie Hallman, Stephen Goodrich, Barbara Barr, Lois Hite

1. New Home Construction & Developers

- Sadie is trying to get in contact with the builder at Dr. Horton to confirm the vertical construction date.
- After reaching out about the amount of mud being dragged through the entrance, Dr. Horton has put gravel out to hopefully reduce the issue.
- There is no current update on the shared entrance proposal that was sent over.
- Sierra will reach out to Moura homes to check in on their timeline for progress.

2. Pool Update

- Due to the continued high temps. The board discussed keeping the pool open for longer than previously planned. Sierra will reach out to Ridge LP to inquire about additional costs and develop a plan for closing as well as off season upkeep. She will also confirm how often they will come out during the winter/off season to check in.
- As of this moment, the pool will continue to stay open as planned. Sierra offered to pick up an additional week of volunteering so that we can have coverage up to the 21st of September.
- When reviewing this year's expenses and next year's potential spending, the board discussed the new pump and clarified that the pump installation was free.
- The board discussed adding cabana pool post repair (due to the age of the subdivision) in the list of maintenance items to be considered for the annual meeting discussion.

3. Landscaping Update

- Wesley is putting together a bid for next year's landscaping. He expressed that there will be some increase due to the rising cost of gas, equipment upkeep, etc. .
- Sadie reached back out to Wesley regarding the miscommunication of the strip of grass in the Vineyard beside 102 Burgundy Ct.

6. Financials - Operating \$23,737.88 Reserve- \$3,879.90

- Only one homeowner still owes past dues. A certified letter has been mailed to them.
- The board agreed that there is no need to increase dues at this time and will continue to move forward with dues being \$484.
- Discussed developing a fine structure for unaddressed violations to be added to the bylaws. There currently is not a specific dollar amount mentioned in CCRs or bylaws.
- Steve is going to transfer the required amount \$2,395.80 (5% of the annual dues) to the reserve account on Sept. 30th.
- We are currently projecting to have a checking account balance in excess of \$6,000 at the end of 2026 excluding any 2027 dues paid in December.
- The board discussed how landscaping and pool expenses will be decreasing the remainder of the year.

7. Annual Meeting

- Sadie confirmed that the church was reserved.
- Rebecca and Sadie will greet residents at the sign in table as well as print off and handout all paper materials (2026 expense report, 2027 proposed budget, map of highlighted common areas, ballot for 2027 board vote)
- Coffee and cookies that have been donated will be available. The board will be asking residents to arrive at 6pm so that they can sign in, mingle, find their seats and be ready to start the meeting at 6:30 pm.
- The meeting is scheduled from 6:30pm- 7:30pm.
- After all board member presentations, there will be an allotted time for questions and concerns.
- An email will be sent out after this meeting to residents with the ballot for nominating/volunteering for the 2027 board. A paper ballot will also be available for residents who would prefer one.

Adjournment

- Meeting adjourned
- Next meeting date - Annual Meeting, Thursday October 22, 2026 at 6pm at Samaria Baptist Church