Summit Estates Homeowners Association
Board of Directors Meeting
Thursday, November 19, 2026

General Session 5:30 p.m. | Executive Session to follow | Location: Zoom
https://us06web.zoom.us/j/9981204718?pwd=3kO0cLoTvDiGI7yV4Rzq7le3bknv9c.1&omn=81403548501
Meeting ID: 998 120 4718 Passcode: 1501 +1-669-900-6833

General Session – 5:30 p.m.

I. Call to Order – 5:30 p.m.
II. Election Results
III. Organization of Directors
IV. Homeowner Forum: Each homeowner is allotted three (3) minutes during open forum.
V. Consent Calendar
- A. General Session Minutes: October 15, 2026; October 29, 2026; November 9, 2026
- B. Review and Acceptance of the Financial Statements: October 31, 2026
- C. Ratification of Association Funds Transfer
- D. CD Maturity Proposal
- E. Member Delinquency
- F. 2026 Financial Review & Tax Preparation

VI. Committees
- A. Architectural
- B. Social
  - 1. Holiday Event – December 5, 2026

VII. New/Unfinished Business
- A. 2027 Budget & Reserve Study
- B. Proposed Bylaw Amendments – Capital Improvement Limit and Quorum
- C. Guardhouse Repairs & Rear Gate – Proposals
- D. Guardhouse Gutter Repair
- E. Community Security Recommendations
- F. No Soliciting Sign & Vendor Solicitation Procedure
- G. Director Inquiries/Requests
  - 1. Board Member Attendance Policy
  - 2. Records Request – Gate Arms and Proptia Access Control
  - 3. Meeting Minutes and Roll-Call Votes
- H. December & 2027 Meeting Schedule Confirmation

VIII. Adjournment

Executive Session – Following General Session

I. Call to Order
II. Executive Session Minutes – October 15, 2026
III. Compliance
- A. Management Report
- B. Member Hearings
- C. Member Extension Request
- D. Penalty Waiver Request

IV. Delinquency/Collections
- A. Delinquency Status Report
- B. Collection Referrals
- C. Fee Waiver Requests

V. Third-Party Contracts
- A. Security Services – 2027 Proposal

VI. Legal
- A. Drainage Agreement Review
- B. Proposed Bylaw Amendments – Capital Improvement Limit and Quorum
- C. Lawsuit
- D. Barrier Arm Project

VII. Adjournment

Next Meeting: To be confirmed by the Board

This meeting is recorded by Management solely to assist in preparing the minutes. The recording is not an official record of the meeting and will be deleted once the Board approves the minutes.