

Partridge Creek North Homeowners Association Meeting Minutes
January 2, 2023
7:30 PM

Present:

Vernaliz Carrasquillo
Tim Robinson
Susan Williams
Guy Williams
John Newman

Emily Grish
Cynthia Silveri (landscape architect)
Daryl Barton (attorney)
Michelle Cyrus

Minutes:

- Reviewed and approved the meeting minutes for the November 7th meeting.
- Landscaping
 - 7 companies have demonstrated interest in bidding for the new contract.
 - Cynthia Silveri is a landscaping architect the Board has hired previously to help draft the landscaping priorities that will be communicated to the companies interested in bidding.
 - She explained what her process entails. This will include a revision to the master plan and a walkthrough with the potential contractors.
 - Something new to consider is adding language to the contract to impose penalties for last-minute cancellations and award incentives for finalizing the contract. Another alternative is to request a security deposit or an escrow account.
 - A motion was proposed by John to hire Cynthia Silveri as the consultant for the landscaping request for proposal process for 30-40 hours at a rate of \$125/hrs. The total cost of the contract will not exceed \$5,000. The motion was seconded by Emily and passed unanimously.
- Financial
 - In 2022, 95% of homeowners paid their dues in full.
 - Susan will send the invoice for this year's dues to all homeowners with an explanation of why the dues are increasing again this year.
 - We collected dues in full from 5 homeowners who were behind and had received letters from our attorney.
- Sidewalks
 - We received an email from a neighbor stating that a neighbor fell due to icy sidewalks in front of his home.
 - Daryl believes each homeowner is responsible for clearing their sidewalks. She is going to research case law.
- Annual Meeting
 - Vernaliz is going to create a Doodle Poll to identify a good day and time for the meeting.

Meeting adjourned at 9:10 PM
Next meeting: February 6, 2023