

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

Present:

Emily Grish
Tim Robinson
Joshua McCoy
JaVon Jason
Vernnaliz Carrasquillo

Michelle Cyrus
Leon McPherson
Susan Williams
Kelly Infante
Daryl Barton

Minutes:

- Minutes
 - Minutes from September were approved unanimously.
- Financial
 - 92.8% of the homes have paid their dues.
 - 13 homes still owe this year's dues, and 8 owe more than that.
 - Letters have been sent to homeowners who still owe dues regarding the possibility of a lien being placed on their homes if they don't pay.
 - We have \$45,713.35 in cash currently. So far this year, we have spent \$45,765.
 - Regarding the top 3 homes that owe dues, Daryl suggests that we proceed with seeking judgments in district court. Then order them to show up for a financial hearing where they will have to show up or they will be held in contempt.
- Engagement Committee
 - Fall photo event
 - Announcements have been sent out.
 - 3 people have signed up
 - Emily needs 3 tables. Michelle and Vernnaliz will provide them.
 - Halloween event
 - Michelle and JaVon will set up a nicely decorated area for people to take pictures of their costumes.
 - They will also have candy and music.
 - It will be held at JaVon's home from 6 – 8 PM.
 - Susan will update the sandwich boards from the message advertising the Fall Photo Event to advertising the Halloween event.
 - Vernnaliz will create events on Facebook for each of these.
- Landscaping
 - Sprinklers and well have been winterized.
 - The water meter for the sprinkler system needs to be removed and stored every winter. This winter, it will be stored at Tim's home. Kelly suggested that it be stored vertically to prevent damage from water that may still be inside.

- Downed trees
 - We have 4 properties reporting dead trees that need to be removed.
 - One of the properties is on Thornhill. In this property, the tree trunk is in the HOA common area but the tree is very large and many branches are extending into the homeowner's yard and deck. These homeowners have extended their yard into our common property by adding grass and a picnic table. Currently, the dead tree is in the middle of the area they are maintaining as their yard.
 - The HOA Board needs in writing that the homeowners cannot claim adverse possession over the area they are maintaining if they agree the trunk of the tree is in our common area.
 - Susan motioned to approve \$6,500 for all 4 trees to be removed. The homes are:
 - 7992 Pebblestone - David Kaledas
 - 8285 Thornhill - Tim Boykin
 - 7961 Creek Bend - Karen Marshall
 - 6114 Eagle Trace - Carolyn Latham
 - Emily seconded, and the motion was approved unanimously.
- Gravel path and ponds
 - We do not have funds to repair the gravel path this year.
 - Susan reached out to Cynthia Sylveri to inquire about the issues with the ponds overflowing and washing out the gravel. She referred Susan to an excavating contractor with whom Susan has been exchanging messages but has not been able to have a complete conversation yet.
 - Kelly discussed her conversation with a contractor who deals with sidewalks but who had limited experience with ponds. He gave her information about our need to talk to a civil engineer and that we may need to dig our ponds deeper and add some treatments to properly maintain them.
 - Vernnaliz talked to a farm that has goats helping with landscaping issues. The owner said they frequently have goats eat the plants growing in ponds during the driest time of the year when the ponds are smaller so that the goats can eat as much as possible. They eat plants up to the edge of the water. She will take pictures of the ponds to send them and discuss further.
- Cement - sidewalks
 - Kelly got quotes for leveling the sidewalks. They range from \$55 - \$65 per square, including all 4 corners.
 - Kelly is requesting assistance putting together the list of all the sidewalks that need to be fixed. Josh will look at the emails he has starting in April. Vernnaliz will look for emails sent before April.
 - A separate list will be compiled with the homes that need to edge their grass along the sidewalks. The grass in these homes may be causing earthen berm which prevents water from draining properly. These homes will not be included in the list of homes that need leveling until this issue is resolved.
- Topic for next meeting - Covenants

- We need to restart the conversation about enforcing the covenants regarding homeowners changing their properties (e.g. odd color roof shingles, extending sidewalks) and lack of maintenance.

Meeting adjourned at 9:10 PM

Next meeting: November 6, 2023, at 7:30 PM.