

Partridge Creek North Homeowners Association Meeting Minutes  
December 4, 2023  
7:30 PM

**Present:**

Emily Grish  
Tim Robinson  
Vernaliz Carrasquillo

Michelle Cyrus  
Leon McPherson  
Kelly Infante

**Minutes:**

- Minutes
  - Minutes from October were approved unanimously.
- Financial
  - 283 (96.6%) homes have paid their dues.
  - For the remaining 10 homeowners, we have taken the following actions:
    - 3 lawsuits have been filed
    - 7 have received letters advising them that the next step is the filing of a lien
  - We would like to find a way to allow people to pay dues via credit card on our website. A convenience fee would need to be added to cover the credit card processing fees.
  - We are predicting to have \$7,763 in predicted surplus from our budget.
- Website
  - Emily will send Leon a video of our subdivision taken by a drone.
- Next year's dues
  - Emily has noticed as a realtor that people interested in buying homes ask for budgets and reserves. Often, HOAs have about \$40,000. We may need to reconsider our minimum cash on hand to make sure that when major projects arise, we have the funds to pay for them.
  - We need to prepare for the potentially big projects coming up related to the ponds and the gravel path.
  - Emily motioned to increase the dues to \$400 next year (\$75, 23%) and Leon seconded. The motion passed unanimously.
  - We will need to explain why we are doing this to all neighbors.
- Landscaping
  - AK couldn't finish the fall cleanup when they came in November because there was snow on the ground. They will be coming back again in a few weeks to complete the job.
  - We don't know yet if they have billed for this job.

- Tim has resigned from the board. Josh is the only member of the landscaping committee left. We are going to ask on Facebook to see if any other homeowners want to join the board to help with the committee.
  - The contract with AK is up. They demonstrated to be responsible and competent.
  - Tim is going to Steve from AK to request a quote for 3 years.
- Cement - sidewalks
    - Completed on November 15<sup>th</sup>.

Meeting adjourned at 9:20 PM

Next meeting: January 8th, 2024 at 7:30 PM.