

Partridge Creek North Homeowners Association Meeting Minutes
May 1, 2023
7:30 PM

Present:

Susan Williams

Emily Grish

Tim Robinson

Joshua McCoy (neighbor)

Carolyn Latham

JaVon Jason

Leon McPherson

Kelly Infante

Daryl Barton (attorney)

Michelle Cyrus

Minutes:

- Minutes
 - Review of April minutes delayed until the June meeting.
- Financial
 - We have collected \$74,800 in dues so far from 239 (79%) homes.
 - We have \$64,582 in checking and \$6,021 in savings, for a total cash on hand of \$70,603.
 - The projected budget for this year is \$83,986.
 - We are expecting to increase the savings to our target of \$10,000.
 - We are allocating \$3,000 for Rock the Block and \$10,000 for sidewalk repair.
- Flooding/water draining issues
 - Josh explained the issues with flooding in his backyard.
 - After research and discussion with Carl (a construction landscaper recommended by Dave from the Washtenaw Water Commission), it was decided that a dugout or swell needs to be constructed in the HOA property and the homeowner's property to allow the water to drain properly.
 - The quote for this dugout is \$1,100. Josh is willing to pay half of the cost since his part of the problem originates in his property.
 - Gwen, another neighbor, is also working with Dave trying to resolve other flooding issues related to the retention ponds.
 - We asked Josh to request a quote from another contractor even though the estimate he received seemed reasonable per Gwen's feedback to make sure we have done due diligence.
 - Tim inquired about establishing a policy from now on regarding this type of issue when it comes to deciding who will pay for the repair.
 - Leon made a motion to create a Board policy and Kelly seconded it: The Board will review similar issues and possibly pay for a percentage of the landscaping construction required to fix this type of draining issue on a case-by-case basis. The motion passed unanimously.
 - Kelly asked Josh to get a guarantee from the contractor that this would work.

- Emily motioned that the Board agrees to pay 50% of the cost of adding a swell on both the HOA and Josh's property to repair the drainage issues. Susan seconded the motion. It was approved unanimously.
- Review of Board Member responsibilities
 - The purpose of this discussion is to review our governing policies and procedures for new board members.
 - It is expected that members will attend 75% of all meetings and will read and become familiar with the Covenants and the By-Laws documents.
 - Board members who attend 75% of the meetings will receive a waiver of the annual dues in the following year.
 - Robert's Rules of Order were explained.
 - In the discussion, Daryl brought up that she's not sure she's still receiving the HOA Board email. Leon is going to double-check.
- Landscape
 - The mulch in the tot lot and along Textile Rd. has been added.
 - Tim is going to ask them to come and spray the gravel path. This is a task already included in the contract.
 - Susan is very pleased with how easy their billing is, and their office manager is easy to work with.
 - We are still waiting for Guardian to finish removing or cutting falling limbs.
 - Given that we are often waiting for Guardian, and they have been taking so long to come and finish the work we've requested, Emily wondered whether we should be looking at a different contractor who might be able to provide services much more quickly.
 - Michelle said she and other neighbors had their trees serviced by Marty. She is going to confirm that he is fully insured.
- Engagement Committee (Michelle and Emily)
 - Rock the Block
 - The committee met to discuss plans for Rock the Block.
 - They are planning major changes including closing a section from Hummingbird to Thornhill and asking neighbors to bring out their grills and contribute dishes.
 - They are also considering a petting farm and maintaining the clown with face painting.
 - Daryl suggested that we check with the Township and the Health Department to determine if permits are required.
 - Fall/Halloween
 - They are considering repeating the picture/donuts and cider event with more planning.
 - Another possible event will be related to Halloween.
 - Caroling
 - They are considering making this event an official HOA event.
 - Earth Day
 - Plan a community-wide event to clean up the neighborhood.

- Spring event
 - Michelle attended an event with Carhartt Detroit. This organization teaches people how to use power tools and provides free rentals.
- Carolyn asked who oversees the entertainment planning for Rock the Block and why the budget was cut from \$5,000 to \$3,000. Emily explained what our different committees are and who is assigned to each of them. Rock the Block is planned by the engagement committee and the budget has been reduced due to increases in some other costs (e.g., landscaping). Carolyn stated she has ideas and would like to bring them forward to the right people. Susan suggested that she join the engagement committee so that she can propose and discuss her ideas. Then, the committee can propose the ideas it decided to put forward to the rest of the board for final approval. She is going to join the engagement committee.
- Emily is stepping away from the engagement committee now that she's president of the Board.
- JaVon is also going to join the committee.
- Communication
 - Emily would like to create a flyer to introduce neighbors to the Board.
 - Leon volunteered to take pictures of the Board members and help create the flyer.
 - Emily and Leon will meet to discuss this.

Meeting adjourned at 9:00 PM

Next meeting: June 5, 2023