

Partridge Creek North Homeowners Association Meeting Minutes
June 26, 2023
7:30 PM

Present:

Susan Williams
Emily Grish
Tim Robinson
Joshua McCoy
JaVon Jason

Vernaliz Carrasquillo
Kelly Infante
Michelle Cyrus
Leon McPherson

Minutes:

- Financial
 - We have collected \$95,225 in dues so far this year from 248 (84.6%) homes.
 - A \$30 late fee assessment has been added to all the homeowners who still owe dues.
 - A homeowner who had a lien because of unpaid dues paid in full. Daryl is going to remove the lien.
- Well
 - The well is not working once again, and we received a quote from Cribley totaling \$5,015.50 for the repair.
 - The board is concerned about the frequency of repairs and the cost associated with maintaining the well.
 - Susan is going to put together a historical timeline of all the issues related to the well.
 - Emily is going to find out more information about wells to see if these issues are common.
- Minutes
 - Minutes from June were approved unanimously.
- Rock the Block
 - The plan is to have a bounce house, a DJ, a face painting station, and Kona Ice.
 - Activities for adults are being planned as well.
 - Due to time constraints regarding closing a street for the event, we decided to hold the event in the greenspace where it has traditionally been held.
- Overgrowth of vegetation in common property
 - We need to find out from Darryl who is responsible for cutting back vegetation that is encroaching into neighbors' yards and does not pose safety issues.
- Landscaping
 - We need to add gravel to the paths.
 - Kelly will reach out to contractors to get quotes for adding gravel.
 - Guardian Tree came to trim some of the fallen trees, but they still have work to do.
 - Some of the fallen trees are not on the list and Kelly will reach out to a new contractor. These trees can be found in the following locations:
 - Along Textile, west of the Eagle Trace entrance – broken and hitting the ground.

- First median tree at Eagle Trace – broken branch high in the tree
- The massive tree that fell into the greenspace where we have Rock the Block

Meeting adjourned at 9:15 PM

Next meeting: August 7, 2023, at 7:30 PM