

Partridge Creek North Homeowners Association Meeting Minutes
June 5, 2023
7:30 PM

Present:

Susan Williams
Emily Grish
Tim Robinson
Joshua McCoy
JaVon Jason

Kelly Infante
Daryl Barton (attorney)
Michelle Cyrus
Vernnaliz Carrasquillo
Leon McPherson

Minutes:

- Minutes
 - Minutes from April and May were approved unanimously.
- Welcomed Josh to our board. He decided to volunteer after attending the May meeting.
- Financial
 - We have collected \$ \$80,740 in dues so far from 244 (83.3%) homes.
 - The current cash on hand is \$67,311.
 - \$5,000 was allocated to pay for the landscape architect's assistance with managing the landscaping contracts. The invoice was for \$2,812.50. As a result, we saved \$2,187.50 from the initial estimate.
 - We had 1 home pay the dues they owed and the 2 liens that had been placed on their home were released.
- Board membership
 - Carolyn Latham resigned from the board. The board accepts her resignation.
- Review Board Meeting Procedural Guidelines & Member Behavioral Norms document
 - The Board of Officers met and created a document to define meeting procedures and behavioral expectations of board members. The document was shared with members
 - Guidelines for requesting and approving quotes from vendors were also discussed.
 - To improve communication, Josh is going to put together a contact list of all the vendors we are currently doing business with.
- Landscape
 - Carl asked Josh to have the sprinkler system marked before the swale can be dug. To reduce cost, Josh is trying to determine if just the heads need to be marked or if the lines need to be marked as well.
 - Marty (from Michigan Greenscapes) can tell us where the water lines and heads are. Josh is going to reach out to him.
 - The landscaping crew found a throwing knife sticking straight up in the common area behind one of the homes.
 - Vernnaliz is going to post a message about this on Facebook.
 - A neighbor texted Tim with questions regarding issues with trees that needed to be cut on her property. He is going to ask her to provide more information via email.

- Rock the Block
 - The event is scheduled to be held on July 22 from 4 – 7 PM.
 - The Engagement Committee (Michelle and JaVon) is proposing to have the party on Cherrywood. The street would be closed between Hummingbird Dr and Thornhill to have the event in a more centralized location.
 - Michelle filed the paperwork required to close the street with the Township. The approval is on the agenda for the June 20th Township Council meeting.
 - They are investigating bringing a DJ, a bounce house, and water balloons.
 - Emily is going to share her contact for a petting zoo with Michelle.
 - The board proposed other areas in the neighborhood to include some green space that can allow little kids to run around.
 - The goal is to have the event held in an area where people from different areas of the subdivision will attend, not just those living on the west side. Susan is going to share the data she has collected in prior years regarding who has attended and where they live to aid in the location decision-making process.
 - JaVon is looking at menu options. She estimated that 200 people would attend and the Board could spend \$500 on some food items (e.g., burgers, hot dogs, vegetarian options, potato salad, and coleslaw) and serve ware. We may ask neighbors to contribute dishes and games.
 - We will provide drinks (or possibly ask for non-alcoholic drinks only).

Meeting adjourned at 9:15 PM

Next meeting: June 26, 2023