

Partridge Creek North Homeowners Association Meeting Minutes
September 11, 2023
7:30 PM

Present:

Emily Grish
Tim Robinson
Joshua McCoy
JaVon Jason
Vernaliz Carrasquillo

Michelle Cyrus
Leon McPherson
Susan Williams
Kelly Infante

Minutes:

- Minutes
 - Minutes from August were approved unanimously.
- Financial
 - 91.5% of the homes have paid their dues.
 - 17 homes still owe this year's dues, and 8 owe more than that.
 - We have \$49,783.53 in cash currently. So far this year, we have spent \$45,765.
 - Susan is going to talk to Daryl about the next steps regarding the foreclosure of the 2 homes that owe the most.
- Landscaping
 - Downed trees
 - We received an email from a neighbor about a tree that fell on one of the walking paths.
 - There are a few more trees that need to be taken care of. Tim and Josh are going to work together to compile a list of trees that still need to be removed and get quotes from the tree-removing companies.
 - They need to know exactly where the downed trees are located.
 - Well
 - Cribley finished repairing the well.
 - Josh has the bill; he will forward it to Susan.
 - Gravel
 - Kelly and Josh are trying to get additional quotes to repair the gravel path. Only one vendor has shown up to inspect the area. He promised a quote but has not followed through.
 - If all quotes are so high we may need to either do it in phases or wait until next year when more funds will be available.
 - Part of the problem with the gravel path is that the ponds flood and displace some of the gravel and have exposed a draining pipe.
 - Susan reached out to Cynthia Silveri to see if she knows a vendor who could help with the draining issues in the area and/or who could do the gravel work needed.

- Ponds
 - They have been overtaken by plants which may be contributing to flooding on the walking paths and some neighbors' yards.
 - Vernaliz will look into the possibility of bringing goats to clean up the ponds.
- Sprinklers
 - The sprinklers need to be winterized. Michigan Greenscape is coming on September 28th to do so.
 - We need to add a locked cage over the relief valve on the side of the neighborhood that works with a well. This will prevent unauthorized people from shutting off the valve. Susan already requested a quote. Tim is going to follow up.
- Sidewalks
 - Michelle saw a sidewalk in Blue Jay that needs to be repaired because it is very uneven. She will get the address to Kelly so that she can go and spray paint it to indicate caution while we get it fixed.
 - Kelly is compiling a list of sidewalks and reaching out to contractors with the goal of getting the project started in October.
 - There are approximately 8 homes that need leveling because water is pooling over the sidewalks or the unevenness could pose a trip hazard.
 - There are 2 homes with overgrown grass due to lack of edging. Kelly is going to send us the address so we can investigate and see if the grass may be contributing to water getting trapped over the sidewalk and making it pool.
- Facebook membership
 - After encountering repeated posts from a company claiming to do duct cleaning, Susan realized they were a scam and they did not live in our subdivision.
 - We deleted all the members who had posted advertising for duct cleaning.
 - Now, we are double-checking that the addresses people submit in their requests are valid according to the property ownership records in the Township.
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- Social Engagement Committee
 - The fall event will be held on October 15th around 2:00 PM – 6:00 PM.
 - Leon is going to take pictures.
 - The plan is to have cider and donuts for neighbors to enjoy.
 - Halloween: JaVon and Michelle will be meeting in the next few days to discuss plans for an event.

Meeting adjourned at 8:49 PM

Next meeting: October 2nd, 2023, at 7:30 PM.