

Partridge Creek North Homeowners Association Meeting Minutes
January 11, 2024
8:00 PM

Present:

Emily Grish

Josh McCoy

Christine Barrera-Dulgar

Susan Williams

Vernnaliz Carrasquillo

JaVon Jason

Michelle Cyrus

Minutes:

- Neighbor present in meeting
 - Christine introduced herself. She volunteered to help with landscaping/pond issues.
- Minutes
 - Minutes from December were approved unanimously.
- Financial
 - We closed the year with the highest level of homeowners paying their dues, 284 homes have paid them.
 - One of the homeowners notified of a pending lien has made payment arrangements with Susan.
 - Liens have been filed against the remaining 6 homes that received letters in December.
 - We reviewed and edited the notices of dues to be sent out to all homeowners this year. The letter explains why we are increasing the dues to \$400 and a comparison with nearby neighborhoods.
- Annual Meeting
 - We proposed having our annual meeting in person this year.
 - We agreed to hold the meeting on March 16th. Susan will check with the Township to see if their auditorium is available.
- Landscaping
 - Josh is trying to create a document to keep all the documents related to landscaping. This would include a list of vendors, a description of tasks, etc.
 - This will all be created in a shared drive.
 - AK's contract was for one year. They already sent a proposal for another 1-year contract for \$41,300.
 - Last year's total landscaping payouts to AK were \$43,869 and it included sprinkler startup and shutdown. For sprinklers, AK subcontracted Michigan Greenscape. Their technician Marty installed our system and still services it.
 - Josh motioned to request a 3-year quote from AK. Emily seconded. The motion passed unanimously.
- Ponds
 - We reviewed pictures and plans to fix the walking path with ground asphalt.

- Due payments
 - We would like to find a way to allow homeowners to pay our dues with a credit card even if we ask them to pay extra to cover the processing fees.
 - Susan is going to research both using Square or QuickBooks to determine what the fees for both options are and include it in the bill letter that she will send out.
- Next meeting
 - Emily would like the Community Engagement Committee to prepare a high-level plan for the upcoming year's events and present it at the next meeting.
 - For March, we need to reschedule the monthly meeting since Emily will be out of town. We all agreed that we would meet on Monday, March 11 instead.

Meeting adjourned at 9:00 PM

Next meeting: February 5, 2024 at 7:30 PM.