Partridge Creek North Homeowners Association Meeting Minutes

November 4, 2024

7:30 PM

**Present:**

Vernnaliz Carrasquillo

Susan Williams

JaVon Jason

Kelly Infante

Emily Grish

Michelle Cyrus

Leon McPherson

**Minutes:**

* Minutes
  + The meeting minutes from October were accidentally lost and could not be recovered. Therefore, they could not be reviewed.
* Financial
  + 264 homes are current in their dues
  + We have 5 homes that owe more than $1,000.
  + The total income YTD is $120,779.27.
  + Seasonal projects $39,000 YTD and we still have $10,000 to spend on sidewalks. Seasonal spending was higher than expected due to the fence repair, planting of some bushes, the goats, and others.
  + We are expected to end the year with $1,100 in savings over the projection and a total of $16,000 in savings.
  + This is our largest revenue year. Although we have spent on repairs, we are doubling our savings.
* Sidewalks
  + The sidewalk replacement will start this week.
  + The cost of the project is expected to be approximately $10,000.
  + Next year, we will probably need to do grinding.
  + Kelly has marked sidewalks. If they have a number, they are marked for replacement this year. If they have just a line, they are being marked as a trip hazard warning and for repairs next year.
  + Some homes need leveling and we shouldn’t wait for next year.
* HOA Management Companies
  + We have already talked to: Sentry Management and AAM. We are waiting for the following companies: Whitehall and Pinnacle.
  + We need a full-service contract. This type of contract provides direct support for homeowners, vendor management, maintenance,
  + A board still needs to be in place to make decisions.
  + The management company facilitates the board meetings. They schedule the meetings, take the minutes, etc.
  + They can continue to use our current vendors.
  + They have a community manager who is our point of contact.
  + They also do site visits to inspect the common areas (e.g., landscaping) and all homes for covenant compliance.
  + Sentry’s initial estimate is $18,000/year ($61/home).
  + We still get to decide on the fine structure. We decide what the late and covenant violation fees are.
  + Questions to ask them:
    - We still need to find out what the minimum time commitment is.
    - What is their experience working with the Township?
    - What is their experience with ponds?
* Sidewalk where water pools
  + Michigan Greenscapes is quoting a drain for the sidewalk in Leonard Langford’s home.
* Board celebration
  + Thompson and Company, Sunday, November 10th at 6 PM.
  + Everyone present at the meeting is planning to attend.
* Social Events Committee
  + Michelle will send us information about the celebrations in December.

Meeting adjourned at 8:45 PM

Next meeting: December 2, 2024, at 7:30 PM