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