Partridge Creek North Homeowners Association Meeting Minutes

April 8, 2024

7:30 PM

**Present:**

Emily Grish

Kelly Infante

Michelle Cyrus

Vernnaliz Carrasquillo

Susan Williams

JaVon Jason

Leon McPherson

**Minutes:**

* Minutes
  + Minutes from March and the annual meeting were approved unanimously.
* Financial
  + 199 homes are current in their dues.
  + So far this year, we have collected $76,657 in dues.
  + We have spent $22,588 so far and expect to spend $96,429. Our projected income is $109,200 and our expected surplus will be $12,771.
  + Judicial Services Group sent us a bill for serving a subpoena. A resident was served to collect their owed balance which exceeds $5,000. The court date is April 25. Darryl will represent us.
  + Default judgments have been filed against 2 other homeowners with significant balances owed.
* Nominations for board chairs
  + Emily – president
  + Kelly – vice-president
  + Susan – treasurer
  + Vernnaliz - secretary
* Covenant enforcement plans
  + We are going to walk the neighborhood once again and come up with a list of the homes that violate some of the covenants. We are going to focus on the following issues:
    - homes that need to be power-washed
    - homes that are run down – falling shutters, rotted trim, etc.
    - homes that have ivy growing
    - fences, boats, trailers, and disabled cars
  + Homes with windows with and without grids (mismatch) or crumbling driveways– we are going to ask people to submit a plan to make the repairs.
  + We are going to review the notes from the last time we started doing this job and come up with ideas to discuss with Darryl regarding fines and other enforcement tools.
* Landscaping
  + Mulching will be done on April 15th.
  + The sprinklers will be turned on April 18th.

Meeting adjourned at 9:07 PM

Next meeting: May 6, 2024, at 7:30 PM.