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.