

Partridge Creek North Homeowners Association Meeting Minutes
June 10, 2024
7:30 PM

Present:

Emily Grish
Josh McCoy
Vernnaliz Carrasquillo
Susan Williams
JaVon Jason

Leon McPherson
Michelle Cyrus
Kelly Infante
Christine Barrera-Dulgar

Minutes:

- Minutes
 - Skipped review of meeting minutes from May since they were not available. We will review it in July.
- Covenant violations
 - Vernnaliz explained that she reviewed the history of the covenant enforcement actions taken from 2021-2022. She visited all the houses that had pending issues, i.e., a letter had been sent to the neighbors with violations but they had not complied as of 2022. Four of the houses had complied with our requests.
 - We agreed to send second letters that detailed consequences should be sent to those who haven't complied yet.
 - A few houses were added to our list:
 - 2 houses had excessive mildew on the side
 - 1 house has a lot of weeds and the wood panels are very dirty, they are moving and we want to ensure the issues are taken care of before the house sells or that the new owners know about this issue.
 - 1 house had a trailer in the driveway
 - 1 house with mismatched windows
 - For the previously tagged houses a few things need to be noted
 - The house with a cut-up tree trunk in the front yard has not removed the pieces of wood yet. But the landscaping is now so overgrown that it covers some of them. We will send a letter asking that they remove the waste and fix their landscape.
 - The house that had ivy growing all over it has made some improvements but still needs a letter. While they cleaned up the ivy, there are still very overgrown weeds. We will thank them for the improvements they've done but request additional corrections.
 - One of the houses that has a trailer (located at the end of Eagle Trace) also has a garage door with 2 colors. This issue needs to be added to the list.
 - The denomination of penalties was discussed. It was agreed that the decision made in 2022 to assess a penalty of \$500 will stay. The second letter should spell out the consequences for not complying more forcefully than the previously decided wording.
- Engagement Committee
 - Rock the block
 - Michelle said she booked Chamberlain for the petting farm and pony rides. Everything else will be booked in the upcoming weeks.

- The plan regarding food is to do the same thing that was done last year.
 - Food trucks
 - The food trucks will start coming at the beginning of July on Thursdays. The first one will be on July 11 from 4:30 to 7:30 PM. They will park by the Tot Lot area.
 - Kelly suggested getting banners or signs around the subdivision to draw more attention to the events.
 - Suggestions for printing the signs include Amazon, Standard Printing (in Depot Town), and Dollar Bill Printing (by Costco), Vista Print, etc.
 - Michelle and JaVon will investigate.
- Landscaping
 - Josh got a quote for \$4,000 for cutting up and removing the large tree by the large open space behind Creek Bend. He was told that during the winter he would be able to get a lower quote because there's less demand for the services.
 - Susan sent the Board an email with pictures of the fences along Eagle Trace. There is a broken fence and there are trees that need to be trimmed to clean up the area. Josh will reach out to AK to see if this is something they can take care of. Guardian, our previous landscape company, took care of this previously.
 - There is also a tree with a broken branch near the Tot Lot. This is something AK should be taking care of without us asking since it's part of their contract.
 - Will get quotes on repairing and cleaning the neighborhood fences along Eagle Trace.
- Ponds
 - There are no updates. Josh is going to reach out to the county now that July is approaching to request an update.
- Financial
 - 237 homes are current in their dues.
 - We have spent \$39,440 so far.
- Sidewalks
 - Lawrence Langford's sidewalk was raised but it is still collecting water. This is due to the topography of the area, not due to the sidewalks being unleveled. We may need to add a drain under the sidewalk to let the water reach the street without pooling. Josh is going to reach out to the company that was going to do the swell by his house and to Michigan Greenscape to see if either company can add the drain.
 - There is a house near the entrance of Eagle Trace that has a similar drain that we can use as a reference.
 - Given the current needs, it seems that this fall we will need to focus on sidewalk replacements. Kelly and Emily will go through their list to determine what's needed.
 - There is no specific line item in the budget dedicated solely to sidewalks. They are included as part of the capital improvements. This year, the board is holding \$18,500 for capital improvements.
- Covenant amendment - Shed proposal
 - The process for a covenant amendment proposal to be approved by the Board is as follows:
 - The person interested in pursuing the amendment provides a written, detailed proposal to the board.
 - The Board reviews the proposal to make sure it is clear, specific, and has enforceable language.
 - Once the proposal is approved by the Board, the interested person(s) would proceed to get the required signatures from 220 out of 293 neighbors.
 - Christine's proposal was reviewed and feedback was provided.
 - The Board also reminded Christine that if she is putting forward this proposal because she is interested in a shed for herself, she can submit a Property Change Request just for what she wants in her home.
 - Vernaliz is going to send her the form and an example.
- Concerns from neighbors regarding landscaping

- Josh said a neighbor approached him and asked about some bushes that used to be on HOA property behind her house and were removed and she would like new ones to be planted.
- Susan explained that in the past, we have had to remove plants because they have died.
- Josh is going to request a quote from AK to replace them.

Meeting adjourned at 9:00 PM

Next meeting: July 1, 2024, at 7:30 PM