

Partridge Creek North Homeowners Association Meeting Minutes
August 5, 2024
7:30 PM

Present:

Emily Grish
Vernnaliz Carrasquillo
Susan Williams
Josh McCoy

JaVon Jason
Michelle Cyrus
Christine Barrera-Dulger

Minutes:

- Minutes
 - We reviewed and approved the May and June meeting minutes.
- Financial
 - The 3 homeowners who owed the most dues have paid their debt to the sheriff's office. They will be sent to us soon.
 - We have 249 homes that are current in their dues.
 - We have \$62,89.63 cash on hand.
- Landscaping
 - On August 8th, AK will plant bushes past the second entrance alongside Textile, the front entrance white fences will be power washed, and the broken white front entrance panel/fence on the Eagle Trace entrance will be repaired.
 - Mosquito One sprayed the Tot Lot area on July 26th. They will come again in August and September. We contracted them to spray 3 times for the rest of the year.
 - Josh motioned to approve spraying for mosquitoes around the Tot Lot area and the big field. The cost will be \$920 for 8 sessions. This doesn't include the area around the pond yet. It was approved unanimously.
 - AK will give us a quote for the drain that needs to be added under a sidewalk to prevent water from pooling over it.
 - AK's quote for repairing the wooden fence on both sides of the path at the Creek Bend entrance is \$8,050. Given the cost, we will attempt to get 2 other quotes. Christine will take the lead in getting more quotes.
 - The repair of the wooden fence on the path at the end of Eagle Trace Court needs to be added to the quote.
 - Dave Streeter confirmed that the county is planning to clean up the pond in August but we do not have a specific date or details.
 - Josh motioned that we bring in the goats to help maintain the ponds behind Creek Bend and Thornhill. Emily seconded the motion. It was approved unanimously.
 - The grass in the median in the Eagle Trace entrance is brown. It's possible that the sprinklers are not working. Josh is going to reach out to Michigan Greenscape and request an inspection/repair.
 - It seems AK is not inspecting our common areas to look into maintenance issues that pop up periodically as their contract dictates. Some examples of issues that have been neglected are dead trees, weeds growing around our common area trees, etc. Josh is asking for pictures so that he can show them where they are not meeting their agreement.

- Rock the Block
 - Unfortunately, Chamberlain got confused on the time and didn't make it to the party. They will refund us for the deposit.
 - Approximately 100 – 125 people attended.
 - Next year we will rent a tent so that a company can set it up and take it down.
 - Neighbors participated in the potluck and brought snacks, fruits, and even mac and cheese.
 - There are 2 things we might be able to do to draw more people next year:
 - It might be better to do the event before or after the 4th of July travel season.
 - Having the party at 3 – 6 PM instead of 12 – 3 PM may draw more people as well.
 - Another suggestion is that we buy food already prepared from a restaurant so that Michelle and JaVon don't have to take care of buying and preparing the food.
- Covenant violations
 - The letter that was sent to the home that was for sale needs to be resent. The homeowner does not live in the home. The house has also been taken off the market. We decided to hold off on this until other decisions are made.
 - To ease the burden of dealing with this issue, we discussed hiring someone to help us take care of it. We all decided to think about which person we might hire. A paralegal might have some experience doing things like this.

Meeting adjourned at 8:45 PM

Next meeting: September 9, 2024, at 7:30 PM