



Partridge Creek North HOA Board Meeting Minutes

Date: July 13, 2026

Time: 7:30 PM

Location: Ypsilanti Public Library and Virtual Meeting

Attendees

- Kelly Infante, President
- Ray Jabr, Secretary
- Leslie Locke Richardson, Treasurer
- Pete Gurich, Trustee
- Crystal Harrison, Trustee
- Michelle Cyrus, Trustee
- Daryl Barton, Attorney

Absent:

- Leon McPherson, Vice President

Call to Order

The meeting was called to order at 7:31 PM. Meeting protocols were reviewed to promote a respectful and productive discussion.

Financial Report

- Current bank balance: approximately **\$142,000**.
 - Assessment collection rate: **278 of 293 homes paid (95%)**.
 - Major expenses incurred to date:
 - Lawn service: \$10,000+
 - Tree removal: \$12,000+
 - Cement work: \$8,700
 - Community events: \$5,000+
 - Mailbox repairs: approximately \$600
 - Playground restoration and painting: approximately \$1,200
 - The Board reported that HOA finances are significantly stronger than in previous years.
 - Reserve funds are expected to support future infrastructure projects.
 - Pond restoration is estimated to cost at least **\$90,000**, although potential county funding may offset part of the expense.
 - The Board stated its goal is to avoid a dues increase in 2027 if financial conditions remain favorable.
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Legal and Collections Update

- Six court cases were filed for unpaid assessments.
 - Two cases have been resolved and paid in full.
 - Default judgments are being pursued on remaining delinquent accounts.
 - The Association attorney confirmed that covenant violations have not yet been referred to court.
 - Court action is generally considered once an account exceeds **\$2,000** in outstanding obligations.
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Landscape and Community Improvements

Completed and ongoing projects include:

- Mulch, grass seed, and soil restoration in common areas.
 - Playground repainting and mulch replacement.
 - Removal of approximately **25 dead trees**, with replacements planned for the fall.
 - Planning and development of a new pathway near the ponds.
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Sidewalk and Cement Program

- Phase 1 completed with **75 sidewalk slabs replaced**.
 - Additional work is planned for Cherrywood, Blue Jay, Thornhill, and other streets.
 - The Board discussed continued use of grinding and replacement methods to address trip hazards.
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Community Standards Enforcement

- Most neighborhood inspections have been completed.
 - Notices were issued regarding:
 - Power washing
 - Rotted trim
 - General property maintenance
 - The Board reported strong homeowner compliance and visible community improvements.
 - Approximately **\$3,600 in violation fees** were assessed across roughly 25 properties following extended notice and compliance opportunities.
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Social Committee Updates

- Movie Night is tentatively planned for late August.

- Additional fall activities under consideration include family photo sessions and community events based on resident feedback.
 - The Annual Meeting is scheduled for **September 26, 2026** and is expected to be held outdoors.
 - Volunteers are still needed as street captains for several streets.
 - The Board reaffirmed the importance of building reserves for future replacement of major assets, including irrigation well pumps.
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Resident Questions and Discussion

Shed Covenant Request

A homeowner requested approval for a shed located on the side of the property.

The Board reiterated that:

- Sheds visible from common areas are not permitted under current covenant interpretations.
- Historically, sheds have only been approved when located behind homes and screened from view.
- The homeowner may submit a revised proposal; however, the Board indicated that relocation behind the home remains the likely acceptable solution.

Future Dues

Residents asked whether further assessment increases are anticipated for 2027.

The Board responded that:

- The recent increase was largely driven by anticipated pond restoration costs.
- The current goal is to avoid additional increases in 2027 if financial conditions remain stable.

Tree Maintenance

Questions were raised regarding responsibility for trimming trees.

The Board clarified:

- Tree encroachment is generally the responsibility of the adjacent homeowner.
- In limited situations, the HOA has shared costs due to favorable contractor pricing and available funds.

Reserve Funds

Residents encouraged maintaining strong reserves for future infrastructure and common-area repairs.

The Board agreed that reserve funding remains a priority.

Board Actions and Motions

1. Sidewalk Repair and Grinding Program

Motion: Approve additional sidewalk replacement, grinding, and related cement repairs.

Result: Approved unanimously.

Approved Funding: Up to **\$35,000**.

2. Covenant Enforcement Administration

Motion: Retain covenant enforcement administration in-house and establish a stipend structure for follow-up inspections and administrative processing.

Result: Approved.

Key points:

- Initial inspections will remain volunteer-based.
- Follow-up inspections and administrative work may qualify for compensation under a defined stipend program.
- Formal guidelines will be developed before implementation.

3. Community Path Project

Motion: Select contractor and path design option for the community access path.

Result: Approved.

Note: The draft minutes contain conflicting references to both a crushed asphalt option and a mulch option. The Board should confirm the final approved option before publishing the official minutes.

Additional Approvals

- Reimbursement approved for a homeowner's qualifying sidewalk repair completed prior to formal approval.
- Reimbursement approved for damaged sprinkler heads associated with cement work.
- Continued planning approved for the September 26 Annual Meeting, including ribbon-cutting activities and community gathering space.

Completed Projects Since Previous Meeting

- 75 sidewalk slabs replaced.
- Approximately 25 dead trees removed.
- Playground repainted and mulched.
- Party at the Preserve completed at a net cost of approximately \$3,750 after sponsorships.
- 82 homes power-washed through community improvement efforts.
- First round of violation fees issued following extended notice periods.

Pending Items

- Pond restoration schedule and treatment timing.
 - Evaluation of natural pond treatment alternatives.
 - Landscaping plan for the demonstration area.
 - Formal covenant enforcement stipend policy.
 - Final contractor confirmation for the pathway project.
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Action Items

Responsible Party	Action Item
Kelly Infante	Identify remaining sidewalks requiring replacement and coordinate grinding contractor work within approved budget.
Kelly Infante	Draft and distribute stipend policy guidelines for Board review.
Board	Confirm final pathway contractor scope and project details.
Board	Continue preparations for September 26 Annual Meeting and ribbon-cutting event.
Leslie Locke Richardson & Kelly Infante	Provide written follow-up regarding shed compliance requirements.
Street Captains	Continue neighborhood communications and resident outreach.

Adjournment

The meeting was adjourned at approximately **9:00 PM**.

Key issue requiring Board verification before final approval: The minutes contain conflicting information regarding the approved pathway material (crushed asphalt vs. mulch). This should be corrected in the final version before distribution.