



Partridge Creek North HOA Board Meeting Notes

Date: June 8, 2026 **Time:** 7:30pm **Location:** Virtual Meeting via Zoom

Attendees: Kelly Infante (President), Leon McPherson (Vice President), Leslie Locke Richardson (Secretary), Pete Gurich (Board Member), Crystal Harrison (Board Member), Tim Robinson (Board Member), Michelle Cyrus (Board Member), Ray Jabr (Treasurer), and Daryl Barton (Attorney).

1. Call to Order:

The meeting was called to order at 7:31pm. Meeting protocols were established to ensure a respectful and productive meeting environment.

2. Financial Discussion Points

- Current bank balance ~\$159,000
- Attorney actively pursuing appx. 5 significantly past due accounts in court.

3. Landscaping & Maintenance

- Land clearing happened – cost was \$3600, all areas of concern were handled, including around the ponds, down Thornhill, and others. Need ideas for new open area off Creek Bend/ Pebblestone.
- Dangerous trees removed down Eagle Trace nature path plus one near Tot Lot. Cost \$1500
- Dead/dying trees to be removed – need to be tagged. Approved bid of \$400 per tree/\$100 per stump from Sieminski Property Management. Owner Andrew joined the meeting to discuss tree health and completion of cleared areas.
- To consider major tree replacement over the next year or two.

4. Cement & Infrastructure Updates

- 75 slabs completed for \$18k on West side of neighborhood. Next phase on the East side (Blue Jay, Creek Bend, Hummingbird, etc.) of the neighborhood will happen in the fall.
- Looking at bids for grinding trip hazards

5. Social Committee

- Largest attendance since the inception of the annual party. 170-180ppl.
- Suggestions for next year – Porta potty, invest in a sound system or consider hiring a company that will come set up the speakers, mics, etc., tent for the neighbor check-in area, kids only tent (food, drink) to reduce cost, more giveaways, more activities.
- Many comments on how great the party was – loved the food, enjoyed the basketball hoops, request for a water feature.

6. Website, Communication & Transparency

- Added new section on website per neighbor request - covenant & bylaws.
- Spring newsletters were mailed to all neighbors. Cost was ~\$500 (paper, ink, envelopes, stamps). Fall newsletter forthcoming.
- Party at the Preserve invites via door hangers were personally delivered to each neighbor by Board Members.

7. Violation Enforcement Updates

- Half of the routes have received first inspection; the remaining routes are to be completed before the next meeting.
- Seeing great response to neighbors' home improvement efforts, many neighbors are completing power washing, painting, and repairing rotten wood.
- Appx. 20 neighbors have been sent reminders of pending fees for non-compliance of having fence violations, sheds, and pool structures. They will receive a monthly \$200 fee per violation until corrected.
- Board emphasized the importance of maintaining neighborhood standards and consistent enforcement.

8. Voting Outcome

- Board Member (KI) motion for a 25k budget for capital improvements (purchase of benches and signs for community area). Board member (RJ) 2nded the motion, and it was unanimously approved.
- Board Member (LR) motion to proceed with Second Chance Painting for Tot Lot project for \$600 (doesn't include paint). Board member (PG) 2nded the motion, and it was unanimously approved.
- Board member (LM) motion to split the cost with a homeowner for the removal of an encroaching tree from the common area into their property. Board member (PG) 2nded the motion, and it was unanimously approved.

9. Upcoming Important Dates & Misc.

- Movie Night – **August (date TBD)**
- Annual HOA Meeting – **September 26**
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Next Steps / Action Items

Upcoming Tasks

- ☐ Board members to meet with AK Lawn to enforce the mowing of all contracted areas. Inform them not to take instructions for homeowners regarding the common areas.
- ☐
- ☐
- ☐ Board to review contested violations upon submission of property change forms
- ☐ Board to explore options due to reports of problematic dog behavior in the neighborhood and is evaluating ways to provide guidance to residents, including information on invisible fencing and contacting the township ordinance officer.

Adjournment

- Meeting adjourned at approximately 9:12pm.
- Next board meeting scheduled for **July 13, 2026 at 7:30pm.**