

Partridge Creek North Homeowners Association Meeting Minutes

May 6, 2024

7:30 PM

**Present:**

Emily Grish

JaVon Jason

Josh McCoy

Leon McPherson

Vernnaliz Carrasquillo

Michelle Cyrrus

Susan Williams

**Minutes:**

- Minutes
  - Minutes from April and the annual meeting were approved unanimously.
- Financial
  - 222 homes are current in their dues.
  - So far this year, we have collected \$85,323 in dues.
  - We have spent \$33,064 so far and expect to spend \$96,429. Our projected income is \$109,200 and our expected surplus will be \$12,771.
  - Susan sent out invoices to everyone still owing.
  - One of the neighbors being sued did not appear at his court hearing even though he was subpoenaed. Darryl needs to file another motion and await the judge's decision.
  - Discussed the fees assessed for Statement Letters. We currently charge \$25, the least among the nearby subdivisions. Leon motioned to raise the fee to \$50. Emily seconded. It passed unanimously.
- Newsletter
  - Leon sent us a draft of the next newsletter for review. Emily and Vernnaliz provided some feedback.
  - He will add information about home improvement contractors to the website and refer to it in the newsletter.
- Advertising on Facebook
  - Leon made a motion to create a policy to allow neighbors to post advertisements for their small businesses on Facebook only on Mondays. Josh seconded the motion. It was approved unanimously.
- Covenant enforcement
  - A new list of issues and recommendations will be created for our next meeting.
- Landscaping
  - Trees
    - There's a tree at the intersection of Pebblestone and Creek Bend, by the demonstration garden, that needs to be removed.
    - Josh is going to request a quote for the large tree by the open field that broke last year.
  - Grass mowing – there is a spot around Blue Jay and Thornhill that has been missed a few times. Josh reached out to AK. After Josh and Michelle walk around the area and confirm the issue tomorrow, Josh is going to send a map to AK.
  - There is an area at the end of the asphalt path, where the asphalt slopes to meet the sidewalk, that has weeds growing through it. Josh is going to request AK to spray weed killer.
- Neighbor request to expand driveway by 4 ft. Josh moved the motion to approved. Emily seconded the motion. The motion passed unanimously.

Meeting adjourned at 9:07 PM

Next meeting: June 10, 2024, at 7:30 PM