

Partridge Creek North Homeowners Association Meeting Minutes
January 6, 2025
7:30 PM

Present:

Vernnaliz Carrasquillo
Susan Williams
JaVon Jason
Kelly Infante
Emily Grish

Joshua McCoy
Daryl Barton, Atty.
Michelle Cyrus
Leon McPherson

Minutes:

- Minutes
 - Reviewed and approved meeting minutes for December.
- Financial
 - Daryl will file liens against the 7 homeowners who did not respond to the letters reminding them to pay the dues.
 - Daryl has started the procedure to file lawsuits against the 4 homeowners who owe more than \$1,000.
 - At the end of the year, 95% of the homes had paid their dues in full.
 - At the end of the year, the board spent \$105,909 and has \$29,626 in savings.
- Property Management Companies
 - Susan explained the process for the initial evaluation of the 4 companies considered: Sentry, AAM, Whitehall, and Pinnacle. After the initial evaluation, Sentry and AAM have been selected as the best candidates.
 - We agreed to meet on Wednesday, January 22nd with Sentry's representative.
 - We will request a meeting with AAM on Monday, January, 13th or 20th.
 - A summary table titled HOA_Management_Scorecard was presented to the board for review.
 - All board members will review this document and think of questions they'd like to answer the representatives in our next meetings.
- Covenant violations
 - There are a few homes with significant covenant violations.
 - We will provide Daryl with the information she needs to proceed with violation letters to the homeowners with the shed, the home with a playhouse, the home with an above-ground pool, and a home with a fence.
 - We will give them until a set time to fix the issues. They will be fined \$500 initially and \$200/month until they are fixed.

Meeting adjourned at 9:07 PM

Next meeting: February 3, 2025, at 7:30 PM