

Partridge Creek North Homeowners Association Meeting Minutes  
February 10, 2025  
7:30 PM

**Present:**

Vernnaliz Carrasquillo  
Susan Williams  
Kelly Infante  
Emily Grish

Joshua McCoy  
Daryl Barton, Atty.  
Leon McPherson  
Michelle Cyrrus

**Minutes:**

- Minutes
  - Reviewed and approved meeting minutes for January.
- Financial
  - We have approximately \$30,000 in reserves.
  - The budget was reviewed to determine the dues for next year.
  - Main concerns regarding the dues: (1) the possibility of large expenses for maintenance given that the subdivision is getting older, (2) we are planning to contract a property management company.
  - Josh motioned to increase the dues to \$450. Michelle seconded. The motion passed unanimously.
- Property Management Companies
  - Susan has connected with boards from subdivisions managed by Sentry and AAM. One for each of them.
  - Both had good things to say about the companies. The reference for Sentry only reported issues with high turnover of the CAM assigned to the subdivision.
  - Susan and Vernnaliz will gather the following information
    - Clarify termination clauses.
    - Exactly what will entail a service charge? Check specifically for sidewalks.
    - Check the other references.
    - Manager turnover
    - Clarify the process for covenant enforcement when homeowners don't comply.
    - When the managers have to come for a special reason, outside the schedule, how much will it cost?
- Annual Meeting
  - We want to combine the annual meeting with Rock the Block.

Meeting adjourned at 9:10 PM

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