



## Partridge Creek North HOA Board Meeting Notes

**Date:** March 9, 2026    **Time:** 7:30pm    **Location:** Virtual Meeting via Zoom

**Attendees:** Kelly Infante (President), Leon McPherson (Vice President), Ray Jabr (Treasurer), Pete Gurich (Board Member), Leslie Locke Richardson (Secretary), and Daryl Barton (Attorney).

### 1. Call to Order:

The meeting was called to order at 7:30pm following roll call and confirmation of quorum. Meeting protocols were established to ensure a respectful and productive environment.

### 2. Financial Discussion Points

- Treasurer reported a current bank balance of \$107,100.
- Outstanding balances include past due accounts, liens, and one bankruptcy case.
- Board reviewed 2024 financial discrepancies and noted incomplete records from the previous board.
- A board member will respond to homeowners' inquiries regarding 2024 financials.
- Daryl to file lawsuits by May 1st and send demand letters by July 16<sup>th</sup>.
- Legal action will begin by **May 1st** for accounts over **\$1,000** (2024–2025 unpaid).
- Demand letters will be sent by **July 16th** for 2025 unpaid dues.

### 3. Landscaping & Maintenance

- In the process of meeting with multiple pond vendors regarding restoration.
- Work is expected to begin **late August–September** due to environmental requirements for Phragmites treatment.
- Board discussed hiring a specialized pond company for cost-effectiveness and environmental impact for annual maintenance, which may include chemicals and fountains.
- Former board member Tim Robinson attended the meeting and inquired about assisting with landscaping efforts.
- Additional volunteers are needed for specific projects within committees.

### 4. Website, Communication & Transparency

- Permanent meeting link has been added to the website and Facebook group.

### 5. Violation Enforcement Updates

- Board discussed enforcement procedures and resident concerns regarding consistency.
- Homeowners are encouraged to submit plans for correcting violations if they believe the deadline can not be met; extensions may be considered if the board is contacted by May 1st.
- Fence violations, sheds, and pool structures remain under review in response to neighbors contacting the board about their covenant violations.
- Board emphasized the importance of maintaining neighborhood standards and consistent enforcement.

## 6. Board Membership & Governance

- Waiver request from former secretary was reviewed and denied due to meeting attendance requirements.
- Due to the increased workload, i.e., pond restoration, covenant enforcement, cement projects, and deferred maintenance in the aging neighborhood, the board discussed implementing a dedicated weekly HOA workday.
- Discussed the requirement of zoom participants identifying themselves for confirmation of residency.
- Volunteer interest from a resident to join the board will be reviewed.
- Board discussed the potential use of a management company for covenant enforcement due to the time-consuming nature of the projects and the follow up required.

## 7. Upcoming Important Dates & Misc.

- Community Garage Sale – **May 29, 30, 31**
- Party at the Preserve – **June 6th**
- Movie Night – **August (date TBD)**
- Annual HOA Meeting – **September 26**
- Event planning includes signage, flyer design, and vendor partnerships at \$250 per table.
- Sponsored vendors will be provided with a table at the party, along with promotion on the Facebook page, website, and newsletter. The Board will prioritize neighbor-recommended contractors to strengthen partnerships and facilitate project completion.
- New ideas for the Party at the Preserve - Basketball nets, Halal food, and additional activities.

## Next Steps / Action Items

### Upcoming Tasks

- Board to develop a violation tracking spreadsheet to track violations
- Lawyer follow the aforementioned schedule of dues enforcement
- Board members to meet with the President regarding landscaping responsibilities and schedule a walk-through with AK Lawn
- VP to design “Party at the Preserve” flyer
- President to order signage for meetings and events
- 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.

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### Adjournment

- Meeting adjourned at approximately 8:56pm.
- Next board meeting scheduled for **April 13, 2026 at 7:30pm.**