



Partridge Creek North HOA Board Meeting Notes

Date: April 13, 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), Crystal Harrison (Board Member), Tim Robinson (Board Member), and Daryl Barton (Attorney).

1. Call to Order:

The meeting was called to order at 7:32pm following roll call and confirmation of quorum. Meeting protocols were established to ensure a respectful and productive environment.

2. Financial Discussion Points

- Treasurer reported 96% of 2025 dues collected, with 6 liens totaling approximately \$7,000 outstanding.
- 77% of 2026 dues have been collected to date.
- March operating expenses totaled approximately \$8,800, including loan services, mailbox maintenance, legal fees, signage, postage, and event deposits.
- Board clarified that the 3% Cash App fee is a third-party service charge, not an HOA fee.
- Board is exploring free payment options (e.g., Zelle) for future dues collection.

3. Landscaping & Maintenance

- Landscaping committee is reviewing multiple quotes for pond restoration, including ongoing maintenance options.
- Quotes are also being obtained for playground mulch installation, land clearing, and tree removal.

4. Cement & Infrastructure Updates

- Cement work is approved and scheduled for late April or early May, earlier than prior years.
- Repairs include replacement, leveling, and grinding, with priority given to safety hazards.
- Affected homeowners will be notified in advance regarding driveway access and timelines.
- Homeowners are encouraged to submit photos and addresses for sidewalk and cement repair requests.

5. Website, Communication & Transparency

- Board will continue updating the HOA website and sending newsletters with community updates.
- Email communication is encouraged to reduce mailing costs.
- Residents may request payment confirmation receipts via email.
- Board will share updates regarding community concerns, such as the U of M data center proposal, as information becomes available.

6. Violation Enforcement Updates

- Board reported strong community response to recent enforcement efforts, with many homeowners actively addressing violations.
- A power washing contractor has completed 16 homes at a discounted neighborhood rate of \$250 per home.
- Homeowners unable to meet deadlines are encouraged to communicate their plans with the board for flexibility.

7. Voting Outcome

- Dead Tree Removal Request – voted an approved \$1500 for dropping a dead tree

- Pond bids – Voted to use The Pond Guys and will attempt to see if county funding might be available
- Landscaping Excess Brush removal – reviewed 2 bids and approved a two day a \$3600 quote
- Mulch – reviewed 3 bids and approved a \$3800 quote
- Tree removal – reviewed 3 bids and approved a \$1500 quote
- Property change request – hot tub/structure – approved in part and denied in part
- Property change request – Fence (2 types) – denied
- New Board Members – Approved (TR and CH)

8. Community Engagement & Events

- Party at the Preserve – June 6 (1:00–4:00 PM)
 - Event to include petting zoo, face painting, BBQ, DJ, basketball activities, and vendor participation.
 - Vendors (e.g., power washing, cement, fencing) will be available for homeowner consultations.
- Community Garage Sale – May 29–31 (joint promotion with neighboring subdivision).
- Residents are encouraged to submit ideas for adult activities and participate in event planning.

9. Community Concerns & Governance

- Residents raised concerns regarding:
 - Tree maintenance in common areas
 - Late fee disputes and payment processing timing
 - Safety concerns and potential gated access
 - U of M data center development and potential community impact
 - Board will review concerns individually and explore the feasibility of community safety improvements, including costs and township requirements.
 - Residents are encouraged to stay engaged and share updates on local developments affecting the community.

Next Steps / Action Items

- Board will commence work from approved bids on playground mulch, brush removal, cement replacement, and dead tree removal.
- Board will notify homeowners regarding upcoming cement work.
- Board to mark unsafe sidewalks with spray paint. Pink is to signify “replacement of sidewalk,” and orange is to signify a “trip hazard.”
- Board to deliver door hanger party invitations to all 293 homeowners.
- Board to explore free HOA payment options (e.g., Zelle).
- Board to review late fee inquiries and respond to homeowners.
- Board to research potential safety enhancements for community entrances.
- Board to share updates regarding local developments via Facebook (e.g., data center).

Adjournment

- Meeting adjourned following completion of discussion.
- Next board meeting scheduled for May 11, 2026 at 9:05pm.