



Partridge Creek North HOA Board Meeting Notes

Date: January 12, 2026 **Time:** 7:30pm **Location:** Virtual Meeting via Zoom

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

1. Call to Order: The meeting was called to order at 7:30pm.

2. Financial Discussion Points

- Treasurer reported current bank balance of \$77,400, with 94% (275 of 293 homes) paid in full.
- 18 homes remain past due, totaling \$13,589.
- Attorney provided legal update: five lawsuits filed - one paid in full, one in bankruptcy with active payments, one default judgment with payment plan, and two pending defaults.
- Collection timeline: exact plan TBD, but initial discussions suggest for those owing more than \$1,000: lien filings planned for April–May, demand letters for all past due balances in June, court proceedings in September with goal of clearing balances by December 2026.

3. Landscaping & Maintenance

- Fall cleanup was not completed due to snow; board trustee to contact landscaping company regarding refund or spring completion.
- Quotes to be obtained for pond restoration, playground improvements such as mulch and repair or replacement projects as weather permits.
- A discussion was held regarding clearing trees and creating walking paths in the Creek Bend common areas to provide neighbors with access to the pond.
- The possibility of coordinating service projects through local Boy Scout troops for playground painting and mulching the paths will be explored.

4. Website, Communication & Transparency

- Newsletter and website updates discussed to improve community communication and engagement.
- Title companies will now be asked to provide buyer information to help maintain updated homeowner records.
- Board discussed creating a street captain program to enhance communication and neighborhood connection.
- Upcoming newsletter to include: street captains, Flower Day, power washing group rate, social events, and 2026 calendar preview.

5. Violation Enforcement Updates

- Approximately 220 violation letters prepared, to complete mailing of remaining letters in the upcoming days.
- Board members to assist with stuffing envelopes and mailing as needed.

6. Storage Solutions & Operations

- Board discussed Zoom setup improvements and confirmed need for a permanent Zoom meeting link.
- Internet and HDMI connectivity will be tested in advance at the library for upcoming in-person meetings.
- Dropbox usage and document sharing reviewed.

7. HOA Dues Increase

- Board voted to approve a \$25 increase, making 2026 annual dues \$475.
- Increase supports pond restoration, landscaping maintenance, playground improvements, and operating expenses.
- Detailed explanation of costs to be provided in upcoming newsletter.

8. Upcoming Important Dates

- Annual meeting scheduled for **Saturday, September 26, 2026 (1:00–3:00pm)**.
- **Tentative** dates for other community events:
 - Neighborhood Party – June 6
 - Community Garage Sale – June 19–21
 - Movie Nights – August 1, 15, and 29

Next Steps / Action Items

Upcoming Tasks

- Board Secretary to contact attorneys/CPAs regarding formal financial record requests and bookkeeping services.
- Board President to coordinate garage sale dates with neighboring subdivision.
- Board President to confirm fall photo scheduling with VP.
- Board President to research purchasing projector for movie nights.
- Board members to plan August movie nights and coordinate mosquito spraying.
- Board trustee to contact landscaping company regarding fall cleanup completion or refund.
- Board trustee to obtain bids for playground and pond projects.
- President to follow up with VP regarding newsletter and invoice printing.
- Board members to stuff and mail newsletters and invoices.
- President to test library internet and Zoom connectivity for February 9 meeting.
- Neighbor to contact lawn care providers for neighborhood discount options.
- President and Secretary to set up permanent Zoom meeting link.
- Board trustee to research Boy Scout service project opportunities.

Adjournment

- Meeting adjourned at approximately 8:58pm.
- Next board meeting February 9, 2026 at 7:30pm.