



Partridge Creek North HOA Board Meeting Notes

Date: February 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.

2. Financial Discussion Points

- Board reviewed ongoing collection procedures for delinquent HOA dues.
- For accounts more than \$1,000 past due, the board discussed initiating lien filings immediately, with approximately eight accounts currently more than a year behind.
- The board to review a broader collection timeline at the March meeting as recommended by the lawyer with the goal of resolving delinquent balances by the end of the year.

3. Landscaping & Maintenance

- The board approved a **\$200 pond site assessment to be scheduled asap.**
- If needed the Board will hire a civil engineer **for a \$500 land survey and project coordination.**
- Plans were discussed for installing **benches and community signage near pond areas** during the spring.

4. Website, Communication & Transparency

- Newsletter distribution was reviewed, along with recent communication efforts to residents.
- Board noted overall positive response with minimal complaints following the mailing.
- Upon neighbors' requests, easier access to HOA monthly board meetings was provided by offering a permanent link on FB and the website.

5. Violation Enforcement Updates

- 75% of homeowners were mailed a violation letter.
- Board noted minimal complaints following the mailing, though a few residents raised concerns about timing and communication methods.
- The board educated the neighbors that they were not able to do selective enforcement, which is why the neighborhood canvas was done, focusing on all the items listed in the covenants.

6. Board Membership & Governance

- Board discussed expectations for future board members and leadership roles.
- New board members selecting and participating in a committee role.
- Signing a statement of decorum and participation expectations.
- These expectations will be presented to prospective board members at the annual meeting in September.

7. Upcoming Important Dates

- Party at the Preserve – June 6
- Annual HOA Meeting – September 26, planning may include inviting speakers to share neighborhood history
- Potential Community Garage Sale – May 29,30,31
- Party at the Preserve will include sponsored vendors - and coordinating with vendors such as power washing, cement, and painting services that may offer neighborhood discounts.

- Movie Nights – August 1, 15, and 29

Next Steps / Action Items

Upcoming Tasks

- Daryl to draft a detailed delinquent dues collection plan, separating current-year delinquencies from multi-year delinquencies and present for board review.
 - Missing invoice to be reprinted and mailed to the homeowner who did not receive the original mailing.
 - Schedule pond cleaning, company site assessment, and research company reputation.
 - Plan installation of benches and community signage near pond areas in spring.
 - Continue planning Party at the Preserve for June 6th, including vendor coordination.
 - Prepare decorum and committee participation expectations for new board members to present at the annual meeting.
 - At the annual meeting, inform potential board members of committee openings and participation expectations.
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Adjournment

- Meeting adjourned at approximately 8:56pm.
- Next board meeting March 9, 2026 at 7:30pm.