

Tuesday, 2025 HOA Meeting Minutes

Location: Melissa's house

Date: March 25th 2025

Call to Order: The meeting was called to order at 7:09 PM.

Roll Call: Quorum was established. Present: Melissa, Matt, Greg, Monika, Cristine

Residents' Forum

Sean: Submitted a request for a 6-foot fence around his pool. A discussion was held, and the Board agreed to send him the architectural guidelines for reference. The Board will also look into relevant pool regulations with the Township.

Officer and Committee Reports

Treasurer's Report – Monika

- Budget approved. *Motion carried unanimously.*
- Meeting to be scheduled with Brennan and Patrick for further budget planning.
- Monika is going to send an HOA fee reminder notice. Brennan will assist with language updates.

Partnerships and Vendor Relations – Greg

- Water: Greg submitted a request to be added to the township list.
- True Green: Fertilizer service planned; confirm timing (April).
- Snow Removal: Richards received positive feedback for his first year. All went well.
- Brick Work: Vendors to be contacted via email (South Pebble Creek area).
- Landscaping Vendors: The Board is considering both American Landscaping and Richardson for next year's services. Richardson submitted a competitive bid, and we hope to continue conversations with them. The consensus was to retain American Landscaping for a third year based on their strong performance and existing partnership. Additionally, it was discussed that if the Board ever transitions to a new contractor, we should continue using Brownwood mulch rather than black mulch.

Beautification & Community Engagement – Christine

- Proposed planning meeting: Two summer meetings and one in early fall. Recruitment for landscaping volunteers: Mid to late April, targeting planting around Mother's Day.
- Additional landscaping discussed at entrances under review (issue: irrigation). Discussion included drought-tolerant vs. deer-repellent plants. Trialing ornamental grasses.
- BBQ & Ice Cream Social: Tentatively scheduled for May. Proposal to block off street for the event—neighbor approval needed. Host to be Brennan or Melissa's home. Will have a sign-up for spring planting.

- Upcoming Events:
 - Community Meeting: June 10, 6:00–8:30 PM (Monika to reserve the school)
 - Fundraising Garage Sale: June 28 (Last weekend in June)
 - Halloween Event: October. Will have a sign-up for fall clean-up for mid-November.
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Spring Timeline:

- April: Recruitment for landscaping.
- May: BBQ & Ice Cream Social + Bake Sale.
- June: Garage Sale.
 - Melissa to present a draft timeline for inclusion in budget planning, outlining annual context, partnerships, improvements, and challenges.

MISC: Fundraising

- Call for donations to the HOA bake sale.
 - Tent to be set up at Ice-cream social. Bake goods to be drop-off the day prior.
 - HOA tent to possibly include seedling sales, mugs, coffee, and potentially a can collection.
 - Possible tie-in with garage sale for increased visibility.

Communications – Matt

- Proposed upgrade to Microsoft account for HOA use:
 - \$90 per year or \$180 for a 1 TB OneDrive plan.
 - *Motion carried unanimously.*
- Discussion on improving the timing of monthly meeting scheduling.
- Continuing to discuss increasing transparency of HOA guidelines for prospective homeowners.
- Proposal for standard neighborhood welcome materials and architectural guideline check-ins.

Adjournment: There being no further business, the meeting was adjourned at 9:10 PM.