

## Sherwood Park Homeowners Association

### Meeting Minutes

Date: Nov 21, 2025

Time: 3:00PM

In attendance: Kevin Clark, Kathy Richins, Jim Peer, Jordan Matthews & Kaitlyn Linford (HOA Mgmt)

Absent: Colt Fowers & Shane Stansfield

Guests: None

- Board Meeting called to order by Board Members at Scooters at 3:00pm.
- Oct Meeting Minutes were reviewed. Board approved meeting minutes. Meeting minutes will be posted to the HOA website [www.goldenspikerealty.com/sherwoodpark](http://www.goldenspikerealty.com/sherwoodpark) and placed in the flyer box located at the pool.
- Financials: Kaitlyn reported that as of Oct 31, 2025 the Checking acct balance was \$2438.26 the Money Market Savings Acct balance was \$240,729.39, and the Savings Acct balance was \$5.06. Owner Balances report was reviewed and stated that 6 Owners are past due. The Account Register was reviewed and expenses discussed. Mgmt noted that the Riverdale City bill had come down again from the past month and hoped that it will come down even more the next month from all the repairs being done. The Profit & Loss report was reviewed. It was reported that the HOA continues to be over budget on HOA dues from Owners paying ahead for the year. The HOA is over budget in the following expenses: Insurance, Pool repairs, Professional/Legal Fees, Exterior Repairs, Plumbing, Electricity, Gas Services, and Sewer/Water by a large amount of \$36,080.59. Reserve Expense for the year so far have been: Concrete and Plumbing line Repairs, which are offset by the Reserve Income Transfer. The HOA is continues to be under budget in there Reserve Expense transfers by \$18,000. It was discussed that the Water Expense will be approx. \$91k+ by year end because of al the water line breaks. All other expenses are on budget or under budget at this time. It was discussed that with current Reserve Expenses that include: the Reserve Study, Siding down payment and plumbing repairs the HOA needs to transfer \$9095 from Savings to the Checking. The Board approved for funds to be transferred. It was noted that funds will also need to be transferred for the final payment of the siding, roof replacement and the final plumbing repairs. The Board will review these when the time comes. The Board reviewed CC&R Article 9 and discussed what options the Board has to help with the Savings used for the water line repairs and increase water expense this year. The Board discussed raising monthly dues as permitted but would rather do it as a one time payment of \$500 per Unit and give until Dec 31, 2026 to pay. To make sure that this is something that can be done they requested that the Attorney review the article and see if this is an option or not. The Board will discuss at the next meeting on how to proceed based on the Attorneys answer. The Board discussed putting together a letter to make sure that Owners know how the water expense has drastically and negatively affected the HOA this year. This will be further discussed as well.
- Maintenance: Cement replacement from the water line repair is completed. Some soil and grading needs to be done around the sidewalk and the sprinkler box lid was broken and will also need to be repaired. Roof Replacement/Siding replacement is in progress. The Board requested that the vendor be reminded that clean up be really good once they are finished. Siding Repair is in progress and Owners have reported that it has been going well. Tree trimming required by the City is completed. Leaf clean up is in progress, but there are lots of trees that still have leaves on them and will likely mean, such as in many other years, having an additional clean up in December at an added fee. Gutter clean out will begin in the coming weeks. It was noted that replacing the fire hydrant out of service has been placed on hold for the moment.
- Pool: Kevin reported that the pool has been winterized and is fully closed down for the season.
- Owner/Other Discussion: An Owner has reported issues with dog mess not being picked up along Brookshire in the parkstrip that is across from the Units. They do not know who it is that isn't picking up but that it does appear to be a couple different dogs. It was discussed to reach out to the Owners to see if they know who is not picking up so that notices can be sent out to the person who is in violation. It was also reported by another Owner that there neighbor is not picking up dog mess in the enclosed patio. This has been an issue for a couple of different Owners on and off. It was discussed that a notice will be sent for this matter as well.

- Next Meeting is scheduled for Dec 12<sup>th</sup> or 19<sup>th</sup> a text will be sent to the other Board Members not in attendance to confirm which date works. Meeting time and location will be posted to the HOA website. Any change to meeting date, time or location will be posted to the HOA website.
- Meeting Adjourned at 4:35pm.