

Sherwood Park Homeowners Association

Meeting Minutes

Date: Feb 20, 2026

Time: 3:00PM

In attendance: Kevin Clark, Kathy Richins, Colt Fowers, Shane Stansfield & Kaitlyn Linford (HOA Mgmt)

Absent: Jordan Matthews & Jim Peer

Guests: None

- Board Meeting called to order by Board Members at Scooters at 3:00pm.
- Jan Meeting Minutes were not prepared yet but would be emailed to the Board for review. Once approved they will be posted to the HOA website www.goldenspikerealty.com/sherwoodpark and placed in the flyer box located at the pool.
- Financials: Kaitlyn reported that as of Jan 31, 2026 the Checking acct balance was \$15,879.41 the Money Market Savings Acct balance was \$172,815.66, and the Savings Acct balance was \$5.06 and the Gold Rewards Acct balance was \$294.12. Mgmt reported that the Awards acct has an error that the bank is correcting and that the true balance is half the amount shown. Owner Balances report was reviewed and stated that 3 Owners are past due, two are making payments and have reached out. 1 has not made the required payments and as such will have privileges revoked for non payment. The Account Register was reviewed and expenses discussed. The Profit & Loss report was reviewed. The HOA is over budget on dues by \$7885 due to Owners paying ahead in dues, some even for the entire year. The HOA is over budget in the following expenses: Insurance, Professional Fees, Siding/Trim Replacement, Water/Sewer and Trash. It was noted that no expense is over budget for the annual budget, only for the monthly budgeted amount. All other expenses are on budget or under budget. The HOA currently has a large net positive, largely from those paid ahead and also from expense that are currently under budget. Due to the estimates that needed to be reviewed it was determined to table the Reserve Study update review.
- Maintenance: Landscape Estimates were reviewed from Absolute Outdoors, Simplified Landscaping, and Tuxedo Yard Care. Based on pricing the Board removed Tuxedo Yard Care as they were substantially higher. The Board reviewed the other estimates and discussed wanting to have 700 have additional clean up from the pine needles and from having flower bed clean up being more proactive. After discussion the Board voted to sign contract with Absolute Outdoors. Roofing estimates were presented for Building 10 from Stuart Roofing, Supreme Contractors, Roof Tek, and R3vive LLC. It was also noted that Legacy Roofing also did an inspection of the roof but did not submit an estimate. Both Legacy Roofing and Stuart Roofing stated that the buildings roof does not need replacement yet but does need some minor repairs. Each estimate was reviewed and discussed the different options for replacement and repair that were proposed from the different vendors. The Board voted in favor of repairs vs replacement at this time and voted that Stuart Roofing would complete the work. Roofing estimates for Building 2 from Stuart Roofing and Supreme Contractors. The other roofers did not submit an estimate because they do not provide that scope of work. It was noted that Stuart Roofing was the less expensive price and since they did a good job on the first building the Board voted to have Stuart Roofing do Building 2. Siding/Trim sealing and painting estimates were presented from JFry Painting, NJK Const, Supreme Contractors. It was noted that JFry was the least expensive but also noted that they only do sealing and painting and as such further estimates would be needed for the repair/replacement work that needs to be done this year as well. The Board was okay with that and voted in favor to have JFry do the painting and sealing work on the trim/panel replacement that has taken place thus far. An estimate for new work was provided by Top Tier Remodeling. It was determined to table deciding a vendor for the new work and requested to see about having NJK give an estimate for the new work as well. It was discussed that pest treatment estimates will be being gathered to discuss in the coming months for the work to be completed in May-June time frame. Misc maint items will be done as needed within the budget.
- Spring Clean Up: A list was provided to the Board to review and determine any items that should be removed or added. Spring Clean up is scheduled for May 16th at 9am.
- Owner/Other Discussion: Dog mess is still an issue and noted now in 3 locations of the Community. It was discussed that Owners need to be better about carrying doggy bags and cleaning up immediately. It was noted that Violation notices can only be sent if Owners report who is not picking up and that it is

greatly appreciated when Owners report these matters so that attention can be brought to those who are not doing there due diligence. The Board discussed an issue with Parking of unregistered vehicles and also with some parking in front of Unit garages overnight. It was discussed that there are reports of a Resident smoking in a patio area and it being a disturbance and nuisance to surrounding Units. Others have not been able to open windows without being engulfed with smoke when it is taking place. An Owner submitted an architectural request to replace the Units garage door, the Board reviewed the different panel styles in comparison with garage door styles in the Community. The HOA currently has 2 different garage door styles. The Board agreed that it should remain with the two styles and that door colors should match the building/roadway that the Unit is located on. The Board approved the Owners request with the above requirements. The Board reviewed a complaint from an Owner who reported that a woman stopped them while they were throwing away some of their trash and was very rude and yelled at them for throwing away trash in the Community, accusing them of not living in the Community and demanding to know their Unit. The situation made the Owner nervous and felt it was inappropriate that someone would act this way. The Owner did not know who the person was but was very concerned with the way the woman approached them and yelled at them. The Board agreed that Residents should be kind to one another and while there have been cases of people from outside the Community throwing trash in the dumpster, they should speak to people kindly if they do not recognize them. There has been many Units that have sold in the past couple of years so not everyone may know everyone and because of that they should make sure that when approaching someone they are doing so in a kind and respectful manner.

- Next Meeting is scheduled for March 27th at 3pm at Scooters. 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 5:01pm.