

Sherwood Park Homeowners Association

Meeting Minutes

Date: Feb 21, 2025

Time: 10:00AM

In attendance: Kevin Clark, Jonah Heller, Colt Fowers, Kathy Richins, Jim Peer, & Kaitlyn Linford (HOA Mgmt)

Absent: None

- Board Meeting called to order by Board Members at Colt Fower's home at 10:00am.
- Jan Board Meeting Minutes were reviewed. Board approved meeting minutes. Meeting minutes 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, 2025 the Checking acct balance was \$11,568.17 the Money Market Savings Acct balance was \$204,190.41, and the Savings Acct balance was \$2318.90. Mgmt reported they were waiting to confirm the amount that needs to remain in the regular savings before transferring the remaining balance. Regular monthly savings transfers will be transferred to the Money Market Acct as this account has a better interest return. Owner Balances report was reviewed and stated that 2 Owners are past due and Mgmt has sent notices about the past due balances. 1 of the 2 Owners is making payments. The Acct Register report was reviewed and expenses discussed. The Profit & Loss report was reviewed. It was reported that the HOA is over budget on HOA dues because of Owners paying ahead for the year. The HOA is over budget in the following expenses: Insurance and Sewer/Water. All other expenses are on budget or under budget at this time. Mgmt is still concerned about how high the Water/Sewer expense is in the HOA. The Board voiced concern of this matter as well and discussed concern that Owners may not know of repairs they need to make with broken or leaking water lines. The HOA has had 2 larger repairs brought to its attention in the recent months that are likely factors but also concerned that there could be more that Owners are responsible to make. Owners should continue to be urged to check on water line repairs and it was discussed that it should be stressed to also check connection points as well, for some this is in the crawl space.
- Landscape Estimates were reviewed from US Lawns, Sevy Lawn & Landscape, Absolute Outdoors & Wangsgaard Landscaping. Concerns were voiced about continuing with US Lawns. The estimate had a small increase but the Board and some Owners have concerns about the quality of work. Both Sevy Lawn and Absolute were within the HOAs budget, Wangsgaard was more expensive then what the HOA can afford. The Board discussed things they want improved for the Community: flower bed clean up, clean up of roadway gutters of lawn clippings, clippings in the pool area, and better sprinkler inspections. After review and discussion the Board voted all in favor of Absolute Outdoors for the landscaping season. Mgmt will notify the vendor of the approval and of the things that they want stressed to be improved from the past season. The Board also discussed that they will zip tie sprinkler boxes this year, zip ties will be given to the Board, the Landscaper, and Maint, each time one of them does a repair they should place a new zip tie on the box so that it the HOA does not have continued issues with someone changing the clocks.
- Maintenance: The Board discussed snow removal and stated that there are 3 ½ bags left of ice melt and that likely no more will be needed. Mgmt reported an Owners concern with snow removal when snowfall is right on the line of the 2" requirement. The Board understood the concern and will look at factoring that in so that roadways and sidewalks under the vendors responsibility is cleared. Mgmt stated that they are working with vendors for roof estimates for replacement and also for changing the wood shakes that insurance is requiring to be replaced with a less fire hazard product. Mgmt is also inspecting Units in need of siding repair and will have the contract provide an estimate for the Board to review for the work this year. Plumbing repairs on Coachman were completed by the plumber. Board reported a plumbing issue found in a Unit when replacing a toilet and another Unit in the building that the plumber found. Repairs are being made and it was requested that Mgmt reach out to the other Owner to make necessary repairs as well. The Board discussed the possibility of other repairs in crawl spaces at the connection point that Owners may not be aware of, especially since the plumber found when in the crawl space that most of the Units in the building had at least a small leak at the connection points. It

was suggested that Owners have connections checked and repaired if found needed. The Board & Mgmt discussed the concern in knowing that repairs are being made and knowing if they have been repaired in the Unit. This would fall on Owners being honest and making sure repairs are done so that the HOAs water expense is not increased from the leak. The Board discussed continued cleanup of landscaping areas, especially improvements that will reduce water usage. Areas were discussed and noted that some Owners will be in favor of the change and others would not. It was determined that Owners input is needed before areas are changed. A survey will be drafted and it was voted that the survey would only go to Units that are around the areas as they are the ones who would be affected by the look of it. Once this information is received the Board will make a final decision. The Board reviewed Owners who had reported they will be taking care of flower bed areas around their Unit. The Board noted one area that they thought the Owner would be taking care of but has not reported. Mgmt will reach out to this Owner to confirm. The Board discussed the garbage can lid issue, where the lid has been being left open. After monitoring the Board thinks it could be from people not being able to close the lids. They discussed possible solutions of placing some sort of pipe to stop the lid from going all the way back. This would have to be approved by the garbage company as well since they own the bins. Options will be looked into. Mgmt reminded the Board that the Pest Company recommends having the bait boxes checked in early Spring as this is a common time when rodents begin coming out. It was discussed that they would be checked end of March to first part of April so that they would be full and ready when rodents begin coming out.

- Emergency Contact List was reviewed. Some Owners want information kept private in the directory for this reason the Board was also provided the master list so that in an emergency they still have contact information for said Owners. Mgmt also revised the emergency contact list that will go out to Owners so that Owners know who their Board Rep is. This will go out to Owners with the next statements.
- Owner/Other Discussion: The Board reviewed the Rental Wait List and when Owners were added to the list. Mgmt reported that one Owner requested to be added to the list and requested there place on the wait list. Mgmt provided this information and the Owner then requested to be sent the wait list with Owners names and dates they were added. Mgmt stated that the Attorney informed her this information cannot be given as it pertains private Owner information. It can only be provided if a reasonable reason is given and the Board agrees that it is needed. The Board President stated that the Owner also contacted him and he informed the Owner that this could not be provided either. All Board Members stated the information should not be provided to the Owner as there is no reason for needing to know who is on the wait list. The Owner reports they have an Attorney, however no contact has been made by said Attorney for the information either. Board and Mgmt will keep each other in the loop if something new happens. The Board reported that there has been parking in front of garages along Brookshire. Vehicles are noted as being parked there not only during the day but also overnight. Mgmt will send notice to the Owner parking in violation. The Board also noted an Owner who is leaving a dog on leash in the common area but then going into their Unit. Mgmt will send notice to the Owner about the matter.
- Next Meeting March 21st at 10am. The Board discussed going back to Scooters or remaining at Colts home. The Board felt Colts home was fine to continue with. Meeting information, including any changes to date or time will be posted to the HOA website.
- Meeting Adjourned at 11:37am.