

Sherwood Park Homeowners Association

Meeting Minutes

Date: March 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.
- Feb 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 Feb 28, 2025 the Checking acct balance was \$5291.12 the Money Market Savings Acct balance was \$210,642.63, and the Savings Acct balance was \$2318.99. Mgmt reported that all Savings were transferred to the Money Market account as per there request as well. Owner Balances report was reviewed and stated that 8 Owners are past due, 2 are needing to get caught up on payments and the other 6 need to pay the balance and adjust there payments to the correct amount. The Account Register was reviewed and expenses discussed. The Profit & Loss report was reviewed. It was reported that the HOA is over budget on HOA dues from Owners paying ahead for the year. The HOA is over budget in the following expenses: Insurance, pool repairs (from beginning early but should balance out), Plumbing Repairs which can also be offset by Savings Transfer later if needed, and Sewer/Water. All other expenses are on budget or under budget at this time. Many water line repairs have been reported as being fixed by Owners. Mgmt is watching the bill to see if it continues to come down in expense. It is recommended that Owners continue to keep a close eye on making necessary repairs. It was also suggested that this be in the newsletter as the bill does show that there are leaks somewhere. Those with crawl spaces should also be checking those lines as part of that line is Owner responsibility.
- Maintenance: Roof estimates to redo the wood shakes on the 3 buildings on Lamplighter to lower insurance expense were reviewed from Stuart Roofing and Revive Roofing. Both were very different estimates and did not give the Board a good idea as to which way to lean. Stuart Roofing highly recommended meeting onsite to discuss what repairs would have to take place and what route is going to be the best and still be cost effective for the HOA. Currently the pricing could be anywhere from \$100K to \$260k. The Board wants to be wise with this decision and make sure that whatever is made is going to not only be effective and not cause leaks or other issues down the road and also be have curb appeal. The Board agreed that more information is needed before a decision can be reached. Mgmt will set up a time to meet with the Roofer and the Board to further discuss. Mgmt is waiting on expenses for siding. A few Owners have reported siding issues. Depending on expense will depend if the HOA can complete all the major repairs this year. Spring Cleanup was discussed and decided that a date would be determined at the next meeting, things need to dry up and warm up first. Currently 2 Owners have volunteered to be at the cleanup once they know the date. The Board discussed different bushes/evergreen trees that need to be removed or cut back along with other taxes what could potentially take place. The amount of work that can be completed will depend on the number of volunteers. The Board reviewed a Zero/Xeriscape survey for Owners to give input on if the HOA should look into converting some spaces to cut back on watering to reduce the watering expense that continues to be high. The Board approved the Survey with changes. Mgmt also reported that they had begun looking into water wise programs that may also assist financially with some of the project(s) as well. Pest Control will be checking the rodent boxes to make sure that they have plenty of bait in them so that the HOA does not have another rodent issue.
- Pool: It was reported that the pool coding has been ordered and received. Once things are warm enough that will be completed.
- Owner/Other Discussion: It was reported that an Owner was removing a bush but not known if architectural approval was given. After review it was found that permission was given by the Board that the bush could be removed. An Owner submitted a request for placement of raised veggie gardens. The

Board discussed the requested location and other areas that could be a possibility. As per the CC&Rs all flower beds are a part of the Limited Common Area and as such the Board would need permission from any Owner that the flower bed is connected to, it was also noted that if the Owner ever found it a nuisance or had concerns about the way it was being kept up it could be asked to be moved. The safest place for any Owner to have veggie gardens is the flower beds connected to their Units. The Board agreed that the placement the Owner requested for could be permitted if the Owner it is connected to is okay with this, the Board also noted that the area doesn't get a lot of sunlight so things may not grow as well in this location. The Owner should be made aware of this and that the Owner connected to the flower bed reserves the right to request that it be removed as it affects their Unit directly. The Board reviewed the garbage can lids and felt that this matter seems to be resolved for now.

- Next Meeting May 2nd at 10am and that it would currently be scheduled at Colts home. Any change to meeting date, time or location will be posted to the HOA website.
- Meeting Adjourned at 12:00pm.