

Sherwood Park Homeowners Association

Meeting Minutes

Date: May 2, 2025

Time: 10:00AM

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

Absent: None

Guests: Pam Tisdale & Maria Kasprzak

- Board Meeting called to order by Board Members at Scooters Coffee Shop at 10:00am.
- Time was turned over to guest Maria Kasprzak to discuss matter of definition of Limited Common Area and matter of veggie garden boxes and placement of said boxes. Maria requested clarification on what space belongs to the Owner and what space is considered Limited Common Area vs Common Area, specifically pertaining to the few flower beds that run along the sides of some of the Units. It was answered by Board Members and Management that all flower beds are Limited Common Areas to the Units they are touching, this means that Owners have some say, within guidelines of the CC&Rs to these spaces. Common Flower beds are the few flower beds the HOA has that are not connected to Units but in open space out from Units. Maria requested that a County Plat Map be pulled to confirm and clarify this information. Maria also requests a refund from the HOA for veggie garden boxes having to be moved. It was stated that the Plat Map will be looked into and that Maria should send receipts of purchases for the Board to review the request for reimbursement. Once received they will review and decide from there. Owner also had questions about the zeroscape plans and expressed that without seeing further information she did not feel anything should take place. It was clarified that the survey was only to find out if Owners had an interest in zeroscape happening. Once that was determined further information would be looked into, including pricing for zeroscape, design plans, savings of water and what maintenance on areas would be. Mgmt stated that the matter is in the very beginning stages of being looked into and that nothing will be done until further information is gathered and then it will be discussed with Owners with possible voting determining on how it would be funded but currently no final decision is made.
- March Board Meeting Minutes were reviewed. Board approved meeting minutes. Meeting minutes will be posted to the HOA website www.goldenspike Realty.com/sherwoodpark and placed in the flyer box located at the pool.
- Financials: Kaitlyn reported that as of April 30, 2025 the Checking acct balance was \$8416.35 the Money Market Savings Acct balance was \$225,981.28, and the Savings Acct balance was \$5.06. Owner Balances report was reviewed and stated that 4 Owners are past due, 2 are needing to get caught up on a higher past due balance. 1 Owner is making payments but another has been difficult to contact. Board Members stated they would also try to contact the Owner so that at least a payment plan can be arranged. Both Owners past due will have pool use revoked if payments are not caught up. The Account Register was reviewed and expenses discussed. Mgmt noted the payments for Taxes for the year and noted the Riverdale City bill balance and that it had come down since the leaks had been fixed, however sprinklers were beginning to be turned on and this would also affect the bill. The Profit & Loss report was reviewed. It was reported that the HOA is still 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), Professional/Legal Fees, Exterior Repairs, 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. It was also noted that it was time to have the Reserve Study updated, because it is a larger price estimated of \$1500-\$2500, Mgmt needs permission to have the study updated. The study will be completed by Complex Solutions. A motion was made to approve having Complex Solutions do the updated Reserve Study, motion was 2nd and all were in favor with none opposed. Mgmt will begin this process.
- Maintenance: Roof estimates continue to be in progress. The Board and Mgmt is meeting with the roofer to get everyone on the same page and have estimates looked at. One building along Westwind Court will also be looked at to see if replacement is needed this year. Estimates for siding repairs are in works but

not done just yet, they will be ready by next meeting. The vendor has some bigger projects lined up but will still have time later in the year to completed more siding repairs. Mgmt is going to meet the vendor to discuss needed repairs. Estimate for Pest treatment from Uinta was provided. The Board reviewed and approved to use the vendor to see if services were better than previous vendor. Gutter repairs are needed in a few locations, some are on the Lamplighter way Units and will also be looked at with the roof changes. Spring Clean Up was discussed and determined that it will be scheduled for June 21st from 9-1 and all volunteers are to meet by the pool. An agenda is going to be created, this will allow for Owners to take a task list and hopefully be able to accomplish more. The list will be reviewed at the next meeting. The Board discussed a sprinkler issue that the Landscaper is looking into with a valve & a backflow and the water supply.

- Pool: It is hoped that the pool will open Memorial Weekend or early June. The factor will be determined by how the pool coding goes and how long it takes to complete. Chemical Order was discussed for opening as well.
- Owner/Other Discussion: Mgmt reported zeroscape Surveys that had been returned and that majority were open to the idea of converting some spaces to zeroscape. Due to time, this discussion was postponed until the next meeting. It was reported that an Owner was making a change to the landscaping without approval. Mgmt will send notice of violation and request architectural plans for the Board to review and remind the Owner of the proper steps to take before making changes to the exterior of a Unit or to flower bed and lawn areas. An Owner asked if a drip system was going to be put in on the lamplighter way flower bed in the roadway. They suggested waiting to do this until it is determined if the space is going to be zeroscaped. The Board agreed but will keep it on the list in case no zeroscape is done. Owner submitted architectural request to remove bark around Unit flower beds and lay river rock instead. The Board reviewed the style and color of rock and approved request. Another Owner submitted a request to host a yard sale. They would like to post signs along 700 and hold the sale along Brookshire. The Board approved and suggested that the Owner do the sale on Saturday and that they place the sale along 700 for better visibility but are okay with the original request as well. Owner should be reminded to clean up all signs and all items as though it never happened.
- Next Meeting June 20th at 10am and is currently scheduled at Colts home. Any change to meeting date, time or location will be posted to the HOA website.
- Meeting Adjourned at 12:15pm.