

Sherwood Park Homeowners Association

Meeting Minutes

Date: May 8, 2026

Time: 3:00PM

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

Absent: Colt Fowers & Shane Stansfield

Guests: None

- Board Meeting called to order by Board Members at Scooters at 3:00pm.
- No Meeting Minutes were presented at this meeting as April Meeting Minutes were not ready yet. They will be emailed to the Board for approval. 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 April 30, 2026 the Checking acct balance was \$24,281.04 the Money Market Savings Acct balance was \$191,972.90, the Savings Acct balance was \$5.06 and the Gold Rewards Acct balance was \$149.17. Owner Balances report was reviewed and stated that 4 Owners are past due. 2 are behind by less than one month. All have been contacted and all are currently making payments to catch up past due balances. The Account Register was reviewed and expenses discussed. The Profit & Loss report was reviewed. The HOA is over budget on dues by \$3327.70 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 from paying Taxes, Roof Repairs (not for the year), Siding/Trim Replacement, and Trash. All other expenses are on budget or under budget. The HOA currently still has a net positive for the time, largely from those paid ahead and also from expense that are currently under budget. No further savings Reserve Transfers have been transferred at this time but will once Siding/Roof Repairs begin. The Board reviewed a letter that is going to be sent to Owners pertaining to Reserve Finances. The goal is to inform Owners further on the Reserve Financial standing and be able to discuss and vote at the Annual Meeting the best way to proceed for the HOA. Changes were proposed to the letter. Changes will be made for the Board to review.
- Maintenance: Water usage and restrictions were discussed. Mgmt shared with the Board the information that Riverdale City sent out with the water restrictions listed and informing of the water price increase. Mgmt presented the Board with Water usage amounts and pricing for Jan 2022-April 2026 for comparison. Months where there was water leaks was noted. Since the HOA only has two meters for the entire property and with usage high due to use for all 75 Units plus common grounds, the HOA will experience high water rate increases. Discussion with the Water Co department has been had on the difference with the HOA vs a single family home with only 1 meter. The water rate increases for the entire City are going to be discussed at the next City Council Meeting. Members are encouraged to attend. It was discussed that the Water Alert information from the City should be attached to the meeting minutes. It will also be sent out to Owners as well. Due to price increases the Board discussed steps that can be taken to reduce the expense. It was voted in favor that sprinklers would not be turned on until after the 16th of May and that sprinklers should be reduced on run times where they can. It was hoped to reduce flower beds even more, however, this will depend on if sprinklers also water the lawn, which in many areas is the case. Increases will only be made as City and the Water Co recommend. A sample of the soil can also be taken to Weber Basin for testing. They will be done as Weber Basin gets to the HOAs area for testing. This will help the HOA to optimize the watering for the soil and also provide input on treatments that can also help. It was discussed that damage was done to the pool fence during mowing. The landscaper is to repair the fencing. The Board was updated that siding/trim repairs are in progress with the vendor. Pest Treatment is scheduled for June 5th. Residents will be notified and recommended to keep gates locked if they do not want there fenced area sprayed. Tree Trimming/Removal is on the schedule, the vendor is still a few weeks out but will notify Mgmt when they will begin.
- Spring Clean Up: An updated list was provided to the Board to review and determined that due to Riverdale City water restrictions, one item would be removed. Spring Cleanup is scheduled for May 16th at 9am.
- Pool: Due to water restrictions and water price increases the Board discussed when the pool should open, if at all again. After discussion it was determined that the pool would still open but not until

Fathers Day weekend as previously decided and that the close date of the pool will be determined based on expenses and water usage. Water usage will be reduced where possible with the pool as well. Any leak will be watched for, currently there are no leaks as they have all been previously found.

- Owner/Other Discussion: An Owner submitted a request to fully fund enclosing a portion of the Common Area next to the pool that would become an area for dog Owners to take their dogs. It would also include a dog clean up station installed. The HOA would only have to fund repairs/replacement of fence down the road and refilling of the dog station. The grass and sprinklers would remain in place and the Owners would be responsible to clean up after pets. Some had concerns about if Owners would pick up after pets, since they don't pick up after pets now. It was discussed that the HOA would have to check with insurance, as insurance may not permit for dogs to be off leash, even in the fenced area due to the area being on Common Area. This would likely still mean that the HOA holds some liability even if signs and Rules were in place. The Board discussed to get the finalized insurance information and that if dogs won't be permitted to be off leash to not go forward with the change. The Board discussed that the beaver sited on the property was caught and wild life came to relocate the beaver.
- Next Meeting is scheduled for June 12th 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 5:00pm.