

Sherwood Park Homeowners Association

Meeting Minutes

Date: June 12, 2026

Time: 3:00PM

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

Absent: None

Guests: None

- Board Meeting called to order by Board Members at Scooters at 3:00pm.
- May Meeting Minutes were previously emailed to the Board and approved. Minutes were 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 May 31, 2026 the Checking acct balance was \$24,329.67 the Money Market Savings Acct balance was \$170,005.65, the Savings Acct balance was \$5.06 and the Gold Rewards Acct balance was \$149.91. Owner Balances report was reviewed and stated that 3 Owners are past due. All have been contacted and all are currently making payments to catch up past due balances. The Account Register was reviewed and expenses discussed, including payments that were returned for over payment of dues for an Owner who moved out and was paid ahead. The Profit & Loss report was reviewed. The Reserve Transfer Income for the year so far is \$32,314.00. The HOA is over budget on dues by \$2752.70 due to Owners paying ahead on dues. The HOA is over budget in the following expenses: Insurance, Professional Fees from paying Taxes, general Roof Repairs, Reserve Siding/Trim Replacement, and Trash. All other expenses are on budget or under budget. The HOA currently has a large net positive due to the Reserve Transfer Income and Owners paid ahead. This will be adjusted as Reserve Maintenance Expenses are paid out. Water is currently also largely under budget due to the water restrictions in place. The Financial Letter will continue to be sent out each month to Owners in hopes that they will read the information and have a better understanding of the HOAs Reserve standing. A copy of the letter will also be posted on the bulletin board.
- Maintenance: Water usage and restrictions were discussed and reported that things are going well and that the sprinkler system continues to be well monitored. The Water bill is much less because of the reduced watering. Siding and repairs and painting continue to be worked on and are hoped to be completed next month. The City Fire Marshal contacted HOA Mgmt and reported that the low hanging branches along Brookshire are required to be trimmed. This was not a planned expense as they were budgeted for 2027 and the trees along 700 were budgeted for this year and also needed to be completed in order to meet City requirements. Unfortunately, this will mean a setback to another maintenance item. This is wanted of course, the Board Members discussed the possibility of putting together a group of volunteers that could possibly do the trimming instead. The limbs would need to be picked up and hauled off, Mgmt stated they could help with that as well. This will complete the City requirements and save the HOA funds. Board Member, Kevin will coordinate with Mgmt to have this completed. Stump grindings need to be cleaned up from the trees removed along 700 as well. This can be done by the landscaper by a fee. Board Members discussed see if another group could be put together to volunteer to do the clean up and save the HOA funds on this as well. Board Members, Shane & Kevin will coordinate this task. The Board discussed concern for the remaining trees with the reduced water, it was discussed to have them checked and see if any treatments may be needed to help them and reduce the chance of losing other trees. Roof/Siding Replacement on the second set of townhomes is in progress and coming along nicely. Board Members wanted the vendor reminded to remove the old antennas off of both buildings. Mgmt will remind them of this. Board Members asked if all the extra satellites were removed as well? It was answered that all who reported extra satellites were removed, if there are more that can be removed, they were not reported. Wires also need to be fastened down as well, the vendor will be reminded of this too. Fire Hydrant inspection was discussed and reported that 3 of the hydrants are not functioning. It is being worked on to determine if they all have to be replaced or due to the high number of hydrants on the grounds, if some can be removed, or if we can look at fixing one for now and the others in the coming years. This is being looked into due to the high expense to replace the hydrants. They are estimated to cost anywhere from \$11-\$12K per hydrant. One also needs to be rotated as it is facing the wrong direction. One has a valve that won't open all the way due to corrosion. They are very

important to the Community in a fire and need to be working, however, the HOA needs funds to have them fixed as well as the other needed Reserve Maint Expenses. Estimates have been requested from multiple vendors. Once they come in and the Fire Marshall gives answers on the hydrants the Board will review and discuss the next steps. Bush trimming is scheduled to begin and will be completed over the coming weeks. Non Emergent maintenance items are being placed on hold to make sure that enough funds are available for all needed more emergent items.

- Pool: Opening may have to be pushed a little longer than expected. A small leak was found and is in progress of being fixed. Once fixed and tested the pool will be filled and balanced so that it can be inspected by the Health Dept. Owners will be notified if there are any delays.
- Annual Meeting: Meeting is to take place in September. Dates are being looked at with the Library and will be sent to the Board to review and finalize the date prior to sending out notices to Owners.
- Owner/Other Discussion: It was discussed that the roadway along 700 is very dark and recommended that Owners keep lights on.
- Next Meeting is scheduled for Aug 21st 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 4:25pm.