

Sherwood Park Homeowners Association

Meeting Minutes

Date: June 20, 2025

Time: 10:00AM

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

Absent: None

Guests: None

- Board Meeting called to order by Board Members at Colt Fowers home at 10:00am.
- May 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 May 31, 2025 the Checking acct balance was \$6353.08 the Money Market Savings Acct balance was \$232,521.99, and the Savings Acct balance was \$5.06. Owner Balances report was reviewed and stated that 3 Owners are past due. All 3 are making payments. Two of them have had pool use revoked due to the amount past due. Once caught up they will have access to the pool again. The Account Register was reviewed and expenses discussed. Mgmt noted the payments for an Owner who made an over payment of due. A Board Member asked for clarification on a reimbursement for pool supplies. Supplies were clarified. The Profit & Loss report was reviewed. It was reported that the HOA continues to be over budget on HOA dues from Owners paying ahead for the year. The HOA is over budget in the following expenses: Insurance, pool repairs by a small amount, 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. The biggest concern is still the Water/Sewer Expense. The expenses has been noted as being lower in May again from repairs made.
- Reserve Study is to be updated this year. An estimate from Complex Solutions, who does the HOAs reserve study was presented and stated that the HOA is and Level 2 Reserve Study and will be \$1520 in price. After review of the contract the Board approved for the study to be updated. Mgmt will coordinate with Complex Solutions to begin the study.
- Maintenance: Roof estimate from Stuart Roofing was presented for the replacement of the 3 buildings on Lamplighter Way to have the wood shakes removed and replaced with material that is better insurable for the insurance company. Two options for material was presented from the vendor. Both options are within approx \$10,000 per roof. The Board agreed the best option would be to use the 24 Gauge Standing Seam Metal. The price for all 3 buildings however would be over the entire amount of the Savings Reserve and because of this the HOA needs to look at how to properly financially fund the work plus the remaining roof replacement and other Reserve Expenses that are still needed as well. The Board reviewed an estimate from Colohan Const for siding repair/replacement on 5 Units. The Board approved for work to be completed this year. The Board reviewed the Pest treatment and the Units that owners stated they vendor did not complete. Vendor coordinated with Mgmt for the Units that were missed on treatment. However, the Board was concerned with the vendors work completed and discussed changes for the following year so that treatment is done better. The Board also reported one more Owner who reported being missed being sprayed. Mgmt will see that this is completed. Spring Cleanup is scheduled for this coming weekend. The Board reviewed a list of things that can be completed by Residents that attend the cleanup. The Board made two changes to the list. Each Board Member will have a list so that Residents can be assigned some work. The Board reviewed an estimate for raising sunken concrete in the HOA by MudDogs, the price for the work will be \$700. The Board approved for the work to be completed. The Board reported that the sprinklers scheduled is off as it was running past 10am and should not be. Mgmt will notify the Landscaper immediately to correct the timer box. It was also stated that there is a bad sprinkler to the West of 695C. This will be reported to the landscaper to repair.
- Pool: It was asked that residents be reminded to not eat by the Pool. Board Members noted that they found some trash next to the pool when cleaning up.

- Annual Owners Meeting: The Board reviewed possible dates to hold the meeting. Mgmt will review with the library and confirm with the Board and begin notifying Owners of the Annual Meeting.
- Owner/Other Discussion: Zeroscape surveys were received and noted that many Owners are okay with doing zeroscape but that it needs to financially make sense for the HOA. Now that it is known Owners are open to some spaces being zeroscape the next step is to begin determining how much water areas are using and what the cost would be to zeroscape them and if the cost would help in reducing the water expense. It was reported that an Owner who had started to update the painting of their fence but never finished it. This needs to be completed. Mgmt will reach out to the Owner. An Owner reported that some kids are throwing things at the ducks in the pond and that Residents need to be reminded to watch their children and speak to them about this. An Owner submitted a request to the Board, the matter is a closed meeting item. The Owner will be notified of the Boards decision.
- Next Meeting Aug 8th 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 12:05pm.