

September HOA Meeting

Perry Lakes Estates Neighborhood Association

September 29, 2020

James Thompson Residence

Meeting called to order at 6:33 pm by President James Thompson

Board members in attendance: James Thompson, Ash Odisho, Tom Bowsma, Allen Brouwer, Jodi Koesters and Marilyn Petersen

Also in attendance: Adam Gibson with The Newcomb Group

Treasurer's Report and approval of Prior Financials: The financial reports as of September 29, 2020 were reviewed and discussed. All 2020 homeowner dues have now been paid. The pond maintenance fees were prepaid as shown in the comparison of budget to actual amounts. Allen will be closing the association's P.O. Box. Any residual mail will be held for us for six months and he will check periodically.

Minutes from June meeting were approved.

New Business:

Committee Reports:

Social:

- 'Halloween Fun' will be our ongoing October event. Flyers will be distributed this week and details posted on our Facebook page. A Halloween house decorating contest will be held among residents. Voting will occur on the Facebook page with final judging the last week. On Saturday, October 31, food trucks will be present at 4:00 pm near the Coldwater entrance. Glow sticks will be given to the children at the event. A BOO chain will be started in October to generate fun among the families.
- In person visits will be resumed to new neighbors moving in to the addition. Adam and Marilyn will work out the details of communicating names and addresses to her for these calls.

Maintenance:

- Snow plowing is ready to go for the season with the contractor.
- The Christmas decorations from last season will be installed by Bright Ideas.
- Fall cleanup will proceed by Kraner Lawn at the entrances only. Tom proposed that the bushes in the cul-de sacs need to be trimmed annually. This will be around \$400. This will be revisited in the spring of 2021.
- The Blue Spruce at the front entrance has died. It will be replaced at no cost by the lawn service. Damaged bushes in the cul-de-sacs will also be replaced.

- The guardrail and bridge leading to the Coves Addition will be painted. The quote was \$750 or \$58 an hour.
- The benches on Pond 1 will have the seats replaced.
- The common open lot on Spencer Cove will need to have topsoil added and be reseeded. Ideally, this would happen this fall.
- The sidewalk in the common central park area needs to be replaced where the willow tree was removed. The original estimate was for 32 sidewalk squares or 128 feet for a cost of \$4600. The Board questioned whether the number of squares needing to be replaced was that extensive. Adam was asked to revisit the site and get a new quote. This would be communicated back to the Board.
- The mound of debris left from the willow tree stump removal will be removed.
- Kraner will seed the area behind the Vanderbilt cul-de-sac.
- A Street light will be replaced at Worthington and Tamiami.
- The stop sign at Perry Lake Dr and Calloway will be fixed by the Allen County Highway Garage.
- The bridges in the common central park area have some uneven planks that need to be replaced. It was also suggested that the stream in the common area possibly needs to be dredged and new tile installed. These may be added as possible projects for 2021.

Architectural:

- Covenant violations were discussed for four homeowners on Hollow Oak. Letters will be sent.
- Send all suggestions for projects for 2021 to Allen in an email.

Open Discussion

- Topic of speeding violations in the neighborhood was resumed. It was decided that the best solution for the problem would be to pursue hiring an officer from the Allen County Sheriff's Department. This person would patrol for defined time periods. Adam will get some names and references and communicate this information to the Board.
- Jodi presented the problem with drainage behind her property and extending behind her neighbors' homes on Linville. The pooling of water and lack of drainage after a rainfall occurs within the property easements of the homeowners. Upon review of the Association Covenants, it was determined that the responsibility for the maintenance and repairs of the area enclosed by the property easement belonged to the homeowner. The Board suggested that Jodi and her neighbors pursue solutions to the drainage problem jointly. Adam would be able to provide the names of some contractors to look at this if requested.

The meeting was adjourned at 7:51 pm.