



Perry Lake Estates Neighborhood Association Meeting Minutes

Date: January 8, 2026

Time: 6:00 PM - 6:59 PM

Board Members in attendance: Keith Nelson, Allen Brouwer, Matthew Tappy, Jeff Tappy, Curtis Metz, Andy Barnes, Darcy Coney, Sandra Musi

1. Call to Order and Previous Minutes

- Meeting minutes from December reviewed. Motion to accept passed unanimously.

2. Financial Report (Presented by Curtis)

- 2025 finished with an \$8,000 surplus; \$5,000 recommended to be moved from operating to savings.
 - A few reasons for surplus: Increased dues, Under-budget administration expenses (\$1,800) and maintenance (\$500).
- Accounting discussion about double billing for property management, requiring follow up.
- Small claims court collections: \$300 collected; ongoing bankruptcy implications for remaining delinquent funds.
- Treasurer's report accepted by motion.

3. 2026 Budget Review (Presented by Curtis and Sandra)

- Proposed 2026 budget reviewed. 5% expense increases due to inflation.
- Property management fees specifically reduced
- Capital improvements discussed (\$4,000 estimate for bridge repairs).
- Board discussed prioritizing+rating improvement projects before presenting to residents.
- Alternate vendor contracts to be explored, namely for tree work (ABC has a good relationship with Tree Doctor).
- Budget (+ comparison to 2024 and 2025) to be sent to residents approved by motion.

4. Architectural Committee Report (Presented by Jeff)

- One fence approval reviewed; routine applications for aluminum fences discussed.
- Five-foot fence on Spencer Cove approved; pond lot height restrictions clarified.
- Suggestion to formally authorize automatic approval process for aluminum fences - was approved by motion in prior meeting.

5. Maintenance Report (Presented by Matt)

- Ongoing repairs of light poles/mailboxes.
- Board and Sandra discussed a detailed process for handling covenant violations.

- 1. Multiple drive-thru violations
 - 2. Friendly letter
 - 3. Official letter
 - 4. Administrative fee
- Administrative fees may apply for ongoing issues.
- Consistent enforcement among all residents was stressed.

6. **Social** (Darcy)

- Santa event was a success.
- Exploring adult social event in Winter/early Spring 2026.

7. **Annual Meeting Prep**

- Annual meeting packet, including 2026 budget, to be mailed no later than 1/20

Action Items:

- Keith (VP) to:**
 - Coordinate with Sandra on Annual meeting packet for approval
- Matthew (Maintenance) to:**
 - Followup on Coldwater Rd tree cleanup.
 - Obtain multiple on-site quotes for bridge and tree work.
 - Get alternative vendor contacts for tree work (Tree Doctor) via Sandra.
- Curtis (Treasurer) to:**
 - Follow up on duplicate \$600 property management charge for November.
 - Contact attorney re: delinquent account and provide board with status update.
 - Move \$5,000 from checking to savings and update balance sheet.
 - Reformat budget to show one net income line + 2024 comparison and prep for annual meeting.
- Darcy (Social) to:**
 - Plan and propose adult event for early March (location, attendee estimate, budget).

Adjourned: 6:59PM

Next Meeting: January 10, 2026

Respectfully submitted,

Andy Barnes