



## **Perry Lake Estates Neighborhood Association Meeting Minutes**

**Date: April 11, 2026**

Time: 8:00 AM - 8:24 AM

Board Members in attendance: Keith Nelson, Matt Tappy, Darcy Coney, Jeff Tappy, Allen Brouwer, Andy Barnes

### **1. Call to Order**

- Previous meeting minutes were approved via motion.

### **2. Financial Report (Presented via a report from Curtis)**

- Total cash (as of 3/31): \$80,000
  - Checking: \$10,000 CD: \$65,000 Savings: \$5,000
- Concern: Only \$15,000 in liquid cash (checking + savings) at a time of year when typical burn rate for mowing and pond maintenance is \$6,000–\$10,000
- The \$65,000 CD matures on May 16, at which point that amount will be fully available
- Dues:
  - Invoices sent out early, dated May 1; dues due date: June 1.
  - 40 owners who have already paid, each with a negative balance.
    - Because invoices are dated May 1 and due June 1, early payments show as a credit (negative).
    - Owners who have not yet paid are not shown, as they are not yet past due
  - In early April, \$16,400 in dues were deposited. This increased liquid funds to approximately \$31,000 available for operations.
- Expenses:
  - Insurance: Over budget by \$345.
    - ABC Management indicated this is a common trend across many neighborhoods they manage.
  - Snow Removal: Over budget by \$280 for the year [0:04:14–0:04:33].
  - Overages partially due to timing of invoices:
    - A late December snow removal bill from 2025 was billed and paid in 2026, pushing prior-year costs into the current year.
  - Bridge Work (Galloway Cove): A \$4,000 line item was anticipated for bridge work.
    - It now appears the county will handle the repair, resulting in a potential \$4,000 savings.
    - Note: This savings has effectively been offset by approximately \$3,000 in tree-related expenses (see Maintenance Report).
- A motion was made and seconded to accept the financial report.

### **3. Social (Darcy)**

- Recent Social event had 15 RSVPs and 50 attendees.
  - Event was considered a success and a “good turnout” and “fun time”
  - Despite Weekly Facebook posts by the Social Committee and two email reminders sent via the association channels, some residents still reported not knowing about the event.
- Proposed Communication Improvements
  - SMS/Text Blast Option
  - Question raised whether ABC provided a complete list of emails and phone numbers and whether this could be used to create a text group.
  - MailChimp SMS or similar could be explored (Andy), subject to pricing and feasibility. Potential workflow: When a newsletter is emailed, send an SMS text blast: “Check your email for the newsletter”
- Discussion of printing and distributing flyers to mailboxes a week before events, to ensure the association is aware when money is being spent on social activities.
  - Concern about putting up yard or roadside signs that could attract non-residents.
  - One suggestion: A generic sign like “Perry Lake Social – this date and time – see newsletter for details.”
- Noted that events on “known dates” (e.g., last day of school) tend to get better turnout, particularly among residents with children, who check Facebook more often.
- Upcoming / Recurring Events
  - Block Party: Board expects to repeat the block party that has been done in previous years.
  - Last Day of School Event: Historically involves a Kona Ice truck or similar (previous vendor Whip and Chill went out of business).
  - Fourth of July: Bike parade on July 4 is a recurring event.
  - Fall Block Party & Holiday (Santa) Event: Plan to hold a fall block party and a holiday event with Santa later in the year.
  - Neighborhood Garage Sale: Planned for May 1–2, aligned with Falcon Creek neighborhood. Signs are already available; prior promotion has been via Facebook neighborhood groups and optionally the newspaper.
- A motion was made and seconded to accept the social report.

### **4. Architectural Committee Report (Jeff)**

- Number of requests: 1
- Address: 13122 Hollow Oak Road Request: Installation of an ADA ramp on the back patio.
  - Project is driven by the VA, which is providing and installing the ramp.
  - The homeowner contacted ABC. Sandra asked Jeff to personally reach out. After direct contact and an on-site visit: The architectural form was completed with him.
  - The request was approved the same day, in time for the VA to install a six-foot aluminum ramp to rise four inches into the home over the upcoming weekend.
- A motion was made and seconded to accept the architectural report.

## 5. Maintenance Report (Presented by Matt)

- Trees in the Common Area (Big Common Area with Sidewalk)
  - Budget: \$2,000 originally budgeted for removal of one dying willow tree that is unsightly and at risk of falling.
  - New development: During recent storms, a second willow tree broke off and fell, increasing the scope to two trees.
  - Total quote received: \$4,500. Includes: Removal of both trees, Stump removal, Ground repair, Re-seeding to restore appearance.
  - Concern: Vendor did not clearly define the detailed scope of work. They did not visit the site; the number appeared to be “spitballed.”
  - Matt will obtain at least three competitive quotes with clear scope definitions before proceeding. Work is likely not feasible before June due to weather/ground conditions.
  - Policy on Replanting:
    - Board consensus that no new trees will be planted in this particular area: It is a water detention area, designed to be wet. There is no obligation to landscape it as a park; maintaining it as lawn is sufficient.
- Trees Along Auburn Road (Arborvitae & Other Screening Trees)
  - Past complaint from a resident that volunteer trees were choking the planted trees. Association previously paid Raj to cut volunteers, Treat the stumps.
  - Current issue: Same neighbor is now complaining that the trees are dying.
    - Investigation with Raj: Diagnosis: Bagworm infestation.
    - Treatment: Board previously approved treatment for bagworms. Some of the affected trees are likely not recoverable.
  - Replacement Policy: At this time, there is no plan to replace dead trees along Auburn. Replacing trees is expensive.
    - There is no requirement that the association immediately replant.
    - If neighbors want replacement trees, residents may plant on their own if appropriate. Future replacement may be considered only if/when budget allows.
- Debris Piles, Access for Mowing, and Covenants Enforcement
  - Along the corridor off Auburn (perpendicular to Auburn, near trees cleared last year), residents are piling debris near the tree line.
  - Key concerns: Raj must pass through a 10-foot strip to access the common area for mowing. One resident, in particular, has historically piled debris to the point where Raj’s access was blocked.
  - Piling yard waste on common ground is explicitly prohibited by the covenants. Residents may pile debris on their own property, but it must not block access required for the association’s mowing.
  - Action: Sandra will be asked to send a formal letter to the offending resident, reminding that it is illegal to dump on common ground. The area must be kept clear enough for maintenance equipment to pass. It is believed this is primarily one repeat offender (same as last year).
- Ponds and Water Features
  - First treatment for the ponds has been completed: Connor reported overall conditions look good. Due to heavy rains, some ponds were flowing heavily.

Dye was not added to heavily flowing ponds, as it would simply wash out. Dye was added to ponds not flowing as heavily. Further dye will only be added if needed and effective.

- Fountains and Bubblers:
  - All fountains and bubblers are installed and functioning normally.
  - No unbudgeted repairs or additional costs have occurred so far this year, beyond standard contracted maintenance.
- Bridge on Galloway Cove
  - The county has agreed to repair the bridge on Galloway Cove “ASAP”. There is no firm schedule. Board is aware that “ASAP” for county work could mean a significant delay (possibly into the following year).
  - Liability concern: The board is aware of the safety risk (someone potentially falling through) and has communicated this to the county.
- Curb Ramp Repairs (Neighborhood-Wide)
  - Status: No firm start date from the county yet. Last update from Ted indicated the work was still in the bidding phase.
  - Matthew will contact Ted again to confirm whether a contractor has been selected, and clarify the timeline for curb ramp repair work.
  - Unmarked Ramp at Eli Ridge / Bent Lane
    - Regarding a specific curb ramp as the road bends around Eli Ridge to Bent Lane, away from the Auburn entrance toward Coldwater. This ramp is not marked for repair, unlike others.
      - a. County response (via Sandra): The ramp is not designated for repair because there is no corresponding sidewalk or receiver on the opposite side.
      - b. Board stance: While the explanation is understood, the board noted there are other locations where ramps are being installed or improved where connections were created as part of the project.
      - c. Decision: The board will not push the issue further to avoid jeopardizing broader repair work (“not going to fight that fight” [0:22:39–0:23:06]).
- A motion was made and seconded to accept the maintenance report.

**Action Items:**

- Matthew (Maintenance) to:
  - Obtain at least three competitive quotes from local tree services for Willow Tree removal and cleanup/reseeding.
  - Followup with Ted about ADA ramps timing.
  - Coordinate with Sandra to send a formal covenant enforcement letter to the resident whose yard waste is impacting the mowing access strip.

- Andy (Communications) to:
  - Look into Mailchimp SMS logistics and pricing.
  - Add ADA ramp markings info/heads up to Newsletter.
- Darcy (Social) to:
  - Solidify end of school event/vendor.

**Adjourned:** 8:24 AM

Next Meeting: May 9, 2026

Respectfully submitted,

Andy Barnes