Perry Lake Estates Neighborhood Association Meeting Minutes

Date: May 9, 2026

Time: 8:01 AM - 8:42 AM

Board Members in attendance: Keith Nelson, Matt Tappy, 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)**
    - Treasurer's report for April not yet received.
        - The treasurer/financial liaison reported they have not yet received April financials.
        - The management/financial provider has stated financials are "typically sent by the 20th of each month," but this has not been consistently met. Current delay may be due to dues season and higher workload.
    - Interim Status:
        - No material changes from the prior month's financials.
        - No specific issues with dues collections were reported; the aging report will follow with the financials.
        - A motion was made and seconded to accept the financial report.

3. **Social (on behalf of Darcy)**
    - End of School snow cone event scheduled for May 22.

4. **Architectural Committee Report (on behalf of Jeff)**
    - The Architectural Committee reported six (6) requests approved in the prior month:
        - Fence request – Perry Woods Cove – Approved as submitted.
        - Fence request – Lynnville Pass – Approved as submitted.
        - Patio and pergola – Lake Hill Drive – Approved as submitted.
        - Roof replacement – Vanderbilt Drive – Approved as submitted.
        - Fence repair (not a new fence) – Worthington Drive – Approved as submitted.
        - Shed installation – "Jeff's shed" – Approved as submitted.
    - A motion was made and seconded to accept the architectural report.

5. **Maintenance Report (Presented by Matt)**
    - Bridge Work (Galloway Cove & Eli Ridge Pass)

- Galloway Cove bridge: Structural work by the county is complete.
    - Bridge will be ready for paint/stain once the treated lumber “greens out” and dries, likely July–August.
    - Painting/staining is the HOA’s responsibility and cost.
- Eli Ridge Pass bridge: Needs scraping/stripping and repainting.
- No obvious wood rot identified; needs mostly aesthetic maintenance.
- Prior rough quote for work on both bridges was about $4,000; county’s recent work represents a savings of this amount to the HOA.
- County responsibilities:
    - County covers structural repairs but does not consider painting to be their maintenance responsibility.
    - Painting of new work and cosmetic maintenance are HOA expenses.
- Next steps:
    - Matt will contact a nearby mobile pressure washing company (on Lynnville): Ask if they will provide a discounted or pro bono pressure wash on the Eli Ridge Pass bridge. Obtain a quote if they cannot do it pro bono.
    - Decision on painting may follow later in the year, possibly DIY vs. paid contractor.
- Historical note:
    - It was recalled that a previous bridge rotted prematurely because it was painted too soon, trapping moisture in the wood.
    - For the new structure, the board agreed to allow ample drying time before painting/staining.

- Curb Ramp Repairs (County Project)
    - County contact: Ted Vaught, County Highway Department.
    - Contractor: Omat (referred to in transcript as “Bomat”) Construction.
        - Omat has been awarded the contract to perform curb ramp repairs in the neighborhood.
    - No schedule yet provided by the county.
    - Concern based on prior experience:
        - A previous contractor was fast but caused multiple issues, including:
        - Damage to sprinkler heads and related complaints.
        - Misunderstanding by residents about permitted locations for irrigation components.
    - Resident communication plan:
        - Matt will improve communication with residents in advance of the work: Explain that the contractor will perform rough grading and seeding after repairs. Clarify that ongoing watering and lawn establishment are the homeowner’s responsibility. Set clear expectations to reduce later requests that the HOA reseed or re-sod areas not properly maintained by residents.
    - Future action:
        - Once the county provides schedule, an update will be sent to the board and residents.
- Pond Treatment & Vegetation
    - Vendor: Connor Mason.

- All ponds were recently treated: Algaecide applied to all ponds. Herbicide for submerged weeds applied to Ponds 3, 4, and 7.
- For Pond 3, there was a 3-day restriction on drinking and irrigation use, which has already passed.
- Resident complaint – Wiggins Cove pond:
    - Concerns: Fallen tree branches. Grass not being mowed. Overall appearance of the pond area.
- Board view:
    - The area is wet/soft in places, limiting mowing.
    - Some debris from storms has accumulated and will need to be addressed.
    - The resident has been frequently sending photos and urging action; board is aware but intends to proceed on a reasonable timeline.
    - Responsibility for mowing near ponds / tree line:
        a. Clarified that residents are responsible for maintaining the area from their fence out to the tree line (or beyond, depending on lot boundaries).
        b. The HOA's contractor (Raj) does not mow on the homeowner side of the tree line.
        c. Concern was expressed that residents may not fully understand this responsibility; board anticipates:
        d. Reminder communications to residents to maintain their portion.
        e. Clarification that residents may stack branches on their own property but HOA will not mow or clear resident-owned areas.
    - Consideration of boundary markers:
        a. A suggestion was made to install markers/signs to indicate where HOA maintenance responsibility begins/ends.
        b. The board consensus was that this likely offers limited value relative to cost.
        c. The HOA already has maps that clearly define maintenance areas for contractors.
- Trees and Landscaping
    - Dead Arborvitae – Coldwater Road Entrance
        - Prior context: Two Arborvitae were previously replaced; one died last year, and now this one has died. Arborvitae are known to occasionally die randomly, even when nearby specimens remain healthy.
        - Quote: $509 total to remove and replace the arborvitae.
            a. Approx. $200 removal. Approx. $300 plant purchase and installation.
        - Landscaping & lawn maintenance line item was under budget last year.
        - New bill for fertilizer (~$3,300, via Kramer's) will hit the same line item.
        - Overall HOA budget is around $100,000, so $509 is seen as a modest, reasonable appearance-related expense.

        - Savings noted:
            - Approximately $4,000 saved on bridge work covered by the county.
            - Approximately $2,000 avoided on willow tree removal (see below).
        - Some hesitation earlier via email about whether to remove only vs. remove and replace. Several board members stressed the importance of entrance appearance as part of neighborhood image.
        - Motion: Remove and replace the dead Arborvitae at the Coldwater Road entrance for $509.
            - Moved by: Matt. Seconded by: Board member.
            - After discussion and reconsideration, sufficient members voted in favor.
            - Rationale included: Savings realized elsewhere (bridges, willow removal). Importance of neighborhood aesthetics, particularly at entrances.
            - Result: Motion approved.
- Dead Pine Tree – Coldwater Road
    - Quote: $650 for complete removal: Cut down tree. Remove debris. Remove stump.
    - Prior email approvals suggested the removal had already been informally approved.
    - In this meeting, the board: Re-confirmed that the tree is fully dead and visually unsightly. Agreed to proceed with removal at the quoted cost.
- Willow Trees in Common Area
    - Earlier quote for two large willow trees in the common area:
    - Total quote: $2,400 (approximately $400 for the already-fallen tree; $2,000 for another standing willow considered at risk).
    - Current status:
        - One willow blew over in a storm. A resident, believed to be Matt Hardenstein, voluntarily: Cut it up. Removed debris. Ground/removed the stump.
        - As a result, the HOA did not incur tree removal cost for that willow.
    - Matt proposed that the HOA defer removal of the second, still-standing willow: Tree is unsightly and may eventually need removal.
        - However, in light of other priorities and budget considerations, no action this year is recommended.
        - This represents about $2,000 in avoided expense for now.
    - Board consensus: Accept the cost savings. Revisit the second willow in the fall or future year if its condition worsens or risk increases.
- Common Area Cleanup
    - There is significant debris (branches, sticks) in certain common areas following storms and the willow incident.
    - Plan: Organize a “pickup sticks” / common area cleanup day once ground conditions dry sufficiently. Volunteers and at least one board member will bring a pickup truck to: Collect debris. Haul it away (as done previously). Timing: Targeted for sometime this summer, date to be determined.
- Brick Entrances / Signage

- A resident raised concerns that the brick entrances are looking “shoddy”: They pass a “25-foot test” but appear worse up close. Issues include tilting bricks and cosmetic degradation.
- Options discussed: Minimal repair: Repoint / patch bricks. Straighten / raise settled sections (similar to slab lifting).
- Approximate quote for minimal repair is ~$4,000.
- More comprehensive replacement / redesign:
    - Board member Jeff reportedly knows contractors who could perform larger-scale work or even full replacement. No pricing yet; would have to explore multiple options and designs.
- Board sentiment:
    - No immediate spending this year on the entrances.
    - Instead: Treat this as a future capital/maintenance project.
    - Gather quotes for: Repair vs. replacement.
        a. Different signage/landscape designs.
        b. Include as a planning item in the next annual budgeting meeting.
        c. Emphasis on prioritization: avoid “putting lipstick on a pig” unless a holistic plan and budget are defined.

- Road Conditions & Pothole Reporting
    - Observations: Road conditions in several parts of the neighborhood are deteriorating, with numerous potholes and dips.
    - Previous contact with the county resulted in: County inspecting locations based on addresses reported. Marking areas with paint. Subsequently performing repairs within a reasonable timeframe.
    - Plan: Board members will drive the neighborhood to: Identify and log locations of potholes and problem areas (by street and approximate address/intersection). Compile a list to send to the county to request repair work.
    - Target date: Sunday the 12th, around 6:30–7:00 p.m. (after dinner).
    - Primary requirement from the county is location information, not photos.

6. Dues Concerns & Resident Letter

- A resident (likely elderly, based on board comments) sent a letter expressing difficulty with the current dues level.
- Board discussion: Acknowledged the financial burden on some residents and expressed compassion. Reiterated that costs are rising (fuel/petroleum, maintenance contracts, landscaping, etc.). The neighborhood is ~25 years old, and maintenance needs and costs are increasing. Future rebidding of contracts is expected to increase costs further.
- Some residents complain dues are too high, while others have stated they would support increases if necessary to protect neighborhood standards.
    - Compared to other additions, current dues are seen as reasonable.
- Agreement in principle to send a brief acknowledgment letter:
- Thank the resident for the feedback. Confirm the letter was reviewed by the board.
- Note that the HOA continuously works to control costs through:
    - Volunteer labor. Creative solutions. Careful prioritization of projects.

7. **Violations & Enforcement (ABC Management)**
    - The board discussed the monthly violation letters issued by ABC (management/violation service).
        - Current practice: ABC is sending warnings and mowing violation letters. Fines will come at a later stage for persistent non-compliance.
    - Board interest: Obtain clearer reporting from ABC on: Types and counts of violations. Repeat offenders. Status/progression of enforcement.
    - A specific concern was noted about multiple cars parked on the street at one property near a stop sign and the potential impact on safety and appearance.
    - Suggestion to involve the sheriff if the situation violates local laws or ordinances beyond HOA rules.

Action Items:

- Curtis (Treasurer)
    - When April financials are received, prepare and distribute a financial report and dues aging summary via email.
- Maintenance (Matt)
    - Contact the mobile pressure washer company on or near Lynnville to request discounted or pro bono pressure washing. Obtain a formal quote if necessary.
    - Resident Communication (with Andy's help) – Curb Ramp Repairs
    - Arborvitae – Coldwater Road Entrance - Coordinate with landscaping vendor to remove the dead arborvitae and install a new one per the $509 quote.
    - Dead Pine Tree – Coldwater Road - Schedule vendor to remove the dead pine tree and stump along Coldwater Road for $650, as previously quoted.
    - Common Area Cleanup Day - Plan and schedule a summer cleanup day to remove branches and debris from common areas.
    - Join Andy/Curtis/Matt to survey the road conditions to report to the county
- Allen
    - Draft and send a brief acknowledgment letter to the resident who wrote about dues
- Andy (communications)
    - Reach out to Sandra regarding violations summaries and including past violations etc
- Board as a whole
    - Brick Entrances – Future Project Scoping

Adjourned: 8:42 AM

Next Meeting: June 13, 2026

Respectfully submitted,

Andy Barnes