



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

**Date: March 14, 2026**

Time: 8:00 AM - 8:26 AM

Board Members in attendance: Keith Nelson, Matthew Tappy, Allen Brouwer, Curtis Metz, Andy Barnes

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

- Previous meeting minutes was the Annual Meeting

### **2. Financial Report (Presented by Curtis)**

- Cash position: \$87,000.
  - \$65,000 in a CD (Certificate of Deposit) opened mid-January, maturing end of June. Penalties for early withdrawal. \$22,000 in liquid cash.
- Dues:
  - Recommendation to print/deliver dues invoices now to improve cash flow.
  - Historically, invoices were sent in early April, due June 1st.
  - Plan to print and stuff invoices for delivery to save on mailing costs.
  - There's a family with \$484 past due in dues (two years past due).
    - They were at \$740.40 and made a payment.
    - The issue is in small claims court, and Curtis will follow up to ensure monitoring of payments.
- Expenses:
  - Year-to-date loss of \$21,200, mainly due to pond maintenance/snow removal.
  - \$13,500 spent on pond maintenance out of a \$21,000 budget.
  - \$5,700 budgeted for snow removal; actual spending under budget despite a snowy winter.
- Action Items:
  - Print and deliver invoices ASAP, aiming for delivery no later than March 25th to avoid spring break delays.

### **3. Social (On behalf of Darcy)**

- Social event is scheduled for the next Saturday at 7 p.m.
  - Darcy reported that only 15-20 people have mentioned attending.
  - No cost for the private space; estimated cost of \$400 for food and tips.
  - Andy offered to send reminder email
- Considering an annual cleanup with a dumpster, but monitor it to avoid issues like excessive trash or hazardous materials.

- Past annual meetings were combined with social events to increase attendance and create a pleasant atmosphere.

#### **4. Architectural Committee Report (On behalf of Jeff)**

- Window replacement at 13118 Bet Lane approved on February 11th.
- Siding replacement at 2029 Worthington Drive approved on March 10th.

#### **5. Maintenance Report (Presented by Matt)**

- The county painted ADA sidewalk curb ramps.
  - A letter and list of addresses affected by upcoming work will be distributed.
  - The county may be cutting out a section on Vanderbilt to create an extra crossing.
- The tree in the common area will be addressed later to avoid equipment damage.
- Bridge on Galloway Cove
  - Reach out to Ted Vaught/ABC to push the county to cover the cost of replacing the bridge on Galloway Cove.
- ABC Management
  - Notorious trailer on Pearl Lake Drive is gone.
  - ABC is doing a great job.
- Bubblers
  - Surface aerators are being installed.
  - Bubblers will be turned on in a couple of weeks. A resident on Dakota Drive usually turns on the bubbler in their backyard pond.

#### **6. Officer Roles and updates**

- Keith will stay on as president. Andy will remain secretary/communications. Curtis will remain Treasurer. Darcy will remain Social Chair. Jeff will remain Architectural. Matt will remain Maintenance. Allen will remain at large.
- Annual meeting was considered one of the best.
- The Association website, maintained by ABC, is now up with board members and community forms. It will soon feature meeting minutes at a regular cadence.

#### **Action Items:**

- Matthew (Maintenance) to:
  - Followup on Galloway Cove bridge and viability of the County paying for replacement.
- Allen/Curtis to:
  - Print and deliver dues invoices, aiming for delivery no later than March 25th to avoid spring break delays.
- Andy (Communications) to:
  - Send email reminder for Adult Social and heads up for Dues.
- Darcy (Social) to:
  - Explore future events.

**Adjourned:** 8:26 AM

Next Meeting: April 11, 2026

Respectfully submitted,

Andy Barnes