

HOA Board Meeting Minutes

Attendees: Christina Vernon, Bethany Berry, Chris Zoladz, Karla Schmidt, Alexa Denhoff

Date: 4.27.25

1. Landscaping Services

- Who to use for landscaping (willing to use two different vendors if makes financial sense, one for regular mowing and one for landscaping)
 - **Decision:**
 - Seek quotes for landscaping services to support any potential change.
 - Bethany will reach out to Michael Long and Brandon Yamamoto for a quote (keeping mulch as is).
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2. Neighborhood Development Committee

- A committee meeting will be scheduled next month.
 - Primary focus mostly likely will be: addressing the issue of cattails. A neighborhood "dig-out" day was proposed to reduce costs.
 - The board approved spending up to **\$500 to obtain quotes**, with the goal of assessing whether DIY efforts are worthwhile or if hiring out is more efficient.
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3. Bylaw Revision Committee

- The bylaws and amendments need to be reorganized and typed up. No external service was identified to handle this and attempts at using AI programs for conversion have failed.
 - **Plan:** Divide the work among HOA members and bylaw committee participants. Bethany will organize and distribute packets to be transcribed.
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4. Social Committee Updates

- Jacki is storing eggs and leftover trinkets from past events.
 - Alexa will reimburse Jacki.
 - The **2025 annual social budget** is set at **\$1,000**.
 - The social committee will determine the event date.
 - A **Kona Ice truck** is recommended by the board instead of providing a meal.
 - Alexa will look into a possible **duplicate charge (\$368)** for last year's bounce house rental.
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5. Solicitor Policy (Plainfield Township)

- The township has an updated solicitor policy, but individual homeowners must post "No Soliciting" signs on their own properties to enforce.
 - The HOA will share this policy with residents for awareness.
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6. Dog Off-Leash Complaint

- Another complaint was received regarding a dog being walked off leash.
 - The board will follow up with the pet owner.
 - If the complainant desires further action, they will need to contact Animal Control or Plainfield Township.
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7. Dumpster Weekend

- The board will provide a dumpster for community use the **weekend after Memorial Day (May 30–June 1)**.
- Alexa will coordinate the rental.
- Chris will notify residents in advance.
- The board will explore the option of a second dumpster rental if needed.