PLYMOUTH CREEK ESTATES HOA

Board of Directors Meeting Minutes

January 16, 2025

6:30 p.m.

1. Call Meeting to Order: Jonathan Torres, President, called the meeting to order at 6:30 p.m.

2. Verify Quorum: Quorum verified - Jonathan Torres, Cheryl Higgins, Ellisa Lugo,

Roseanne Miller, Ginny Bentley present from the Board of Directors. 5 Homeowners were

in attendance.

3. Approve September 16, 2024 Meeting Minutes: Cheryl made a motion, seconded by

Roseanne, to approve the minutes from the September 16, 2024 meeting.

**Motion approved unanimously.**

4. Treasurer update: Roseanne presented an up-to-date treasure report. This report

included account balances, cash flow for the month of December, and a profit and loss

statement for the year of 2024.

5. Retention Ponds Inspection: Jonathan reported that as far as he could find in the HOA

papers, the retention ponds have never been inspected. He reported that we would need

3 quotes for this inspection process to be accomplished. Hopefully this inspection process

could be done prior to the annual meeting in September 2025. Jonathan made a motion,

seconded by Cheryl, to look for 3 companies for quotes to inspect the retention ponds.

**Motion approved unanimously.**

6. Community activites – committee: Sasha Isaacs, homeowner, expressed interest in having

some community activities. She would like to see a community pot luck meal be the first

activity. Sasha has agreed to lead this endeavor. Ginny has agreed to help Sasha with this

endeavor. Cheryl made a motion, seconded by Ellisa, to form a group to plan a pot luck

meal and determine location.

**Motion approved unanimously.**

7. Weeding the front island for 2025: After much discussion about taking care of the weeds

in the front entrance island, Cheryl offered to put a message in the community sign

for two weeks, asking for volunteers to help with the weeding. Up to now, the Board

members have each taken a month to perform the weeding in the front island landscape.

There was also discussion about re-designing the ground cover of the island.

8. Community warning and violation notices: Cheryl reported that all homeowners who

received a violation notice did something towards the notice. There was discussion

regarding having the HOA pay for pressure washing all sidewalks in the community

once a year. The HOA bylaws will be checked regarding the issue of HOA paying for the

pressure washing. Roseanne will get a quote for the cost of this project. This will be

discussed at another meeting for possible inclusion in the 2026 budget.

9. Yard Sale review: Ellisa and Ginny both participated as well as a few other homeowners.

Since this was the first time for our community yard sale, we felt it was worth doing one

next year. We would look into getting a large vinyl sign for advertising the yard sale and

hopefully more participation. A date for 2025 will be determined at a future HOA Board

Meeting.

10. Schedule next regular Board of Directors Meeting: The next HOA Board of Directors

Meeting will be April 10, 2025 at 6:30 p.m. at Reach Church.

Non-agenda item: A motion was made by Cheryl, seconded by Jonathan, to increase the Christmas decorations budget by $25 to cover the extra expenses for the decorations.

**Motion approved unanimously.**

Jonathan opened the meeting for questions from homeowners attending. A question was asked regarding the status of homeowners having chickens. A petition with signatures of 75% of homeowners, by address, wanting to have chickens at their homes would need to be submitted to the Board. This petition would then become an action item at a Board meeting for the Board’s vote. Questions regarding security cameras were asked from newer homeowners. The high cost and actual crime deterrent of this endeavor were explained and this would not be an investment by the Board at this time.

11. Adjourn meeting: Cheryl made a motion, seconded by Roseanne to adjourn the meeting

at 7:40 p.m.