

HOA MEETING MINUTES

Agenda items

I. Financial Statement Presentation

- It was noted that the HOA operated at a deficit position for the fiscal year ended June 2025 and is projected to do so again for the fiscal year ended June 2026. Annual dues are expected to increase again due to this projection.
- The largest annual expense is landscaping, currently in contract with Lawn Groomers through 2026. During the next round of bid proposals the following factors will be carefully considered:
 - Ensuring that the selected provider demonstrates a clear alignment between the quality of their work and the value of their services.
 - Assessing whether an increase in annual dues beyond the current 10% cap (as outlined in the restrictive agreement) would be necessary, which would require a vote by the homeowners.
 - Exploring alternative options, such as reducing the scope of landscaping services and encouraging residents to take greater responsibility for maintaining the cul-de-sac.

II. Discussion of Homeowners' Concerns

- Landscaping continues to be the main item discussed by homeowners in attendance.
 - Safety concerns have been raised on multiple cul-de-sacs due to limited sightlines between vehicles and children. The type of bushes currently planted tends to grow back quickly, making aggressive trimming only a short-term solution. Homeowners on these streets have inquired about the possibility of removing the bushes entirely this fall, with the intention of replanting more appropriate landscaping in the spring. A similar issue occurred on Cardinal Ridge Ct. several years ago, where bushes were removed to improve visibility. While replanting has not yet taken place, the removal successfully addressed the safety concern by restoring clear sightlines.
 - Residents have expressed frustration regarding the appearance of the landscaping at the subdivision entrance. Two primary concerns were identified:
 - Several plants died quickly during the summer' prompting questions about the effectiveness of the irrigation system.
 - The landscaping company appears to be neglecting proper weeding and maintenance, resulting in an unkempt and less presentable appearance at the entrance.
- Safety concerns have been raised due to drivers not consistently adhering to stop signs within the subdivision. Trustee/Alderman Stark had brought residents' concerns to Chief Vargas' attention following the Board of Aldermen meeting earlier in the week; officers will make more frequent patrols through the subdivision.
- It was noted that homeowners may submit proposals related to fencing in the future, as some original fences were constructed with materials no longer permitted under the restrictive agreement. When older fences require replacement, the availability of materials will be an important consideration.
- It was requested that meeting minutes be made available.

III. Vote for Open 3 year-term Trustee Position

- Zach House submitted himself for consideration for the open trustee position. As he was running unopposed, blind ballot voting was not used. Zach House was voted by oral unanimous consent of those in attendance.

IV. Adjournment

ACTION ITEMS	OWNER(S)
Address safety concern with cul-de-sac overgrowth.	Ben Stark
Check operating status of irrigation system.	Mike Perry
Record 2025 meeting minutes and ensure they are posted to the subdivision website.	Grace Kincaid



Location: Shrewsbury City Center Room 3



Date: 9/25/25



Time: 6:30 PM