



Open Meeting Minutes
July 9, 2025
7:30 PM

Call to Order - Shirin called the meeting to order at 7:34pm. Janki seconded; all present voted in favor.

Roll Call

Shirin Bansal, President
Champagne Lawrence, Vice President
Giles Davis, Secretary
Janki Jariwala, Treasurer
Erin Spiliotopoulos, Matrix Property Management Group

Minutes – Shirin made a motion to approve the May and June minutes. Janki seconded the motion; all present voted in favor.

Old Business

- Irrigation Update – Management noted that the irrigation company is working on repairs that need to take place before the system is turned on. There is currently one pump operating. Giles would like to add that there was 6.5 inches of rain in May and 3 inches in June resulting in an above average amount of rain fall.
- Tree Trimming Proposals – The board has reviewed the tree proposals and have requested that only trees that pose as a liability be removed. Management will update the proposal.
- Potholes Repairs – Management is working to get another proposal for the boards review.

New Business

- Landscaping Proposals – Management has contacted several landscaping companies for the 2026 landscaping season.
- Snow Vendor – The board will be reviewing the current contract and will review looking into doing a per occurrence schedule.
- Feral Cats – Management is looking into how to remove the feral cats from the property. As a reminder, DO NOT FEED THE CATS.
- Fireworks – The community was reminded that absolutely NO fireworks are allowed on the property. If you do set off fireworks, you will be assessed a monetary penalty.

- Gutter Cleaning – The board has reviewed the proposal for a community wide gutter cleaning. Shirin made a motion to move forward with Shawnee Construction for 2 cleanings in 2025 for \$4,100.00. Janki seconded the motion; all present voted in favor.

Financials – Management noted that the 2024 Audit is still being completed. Once that is finalized, we will be able to have a clean balance sheet. If homeowners would like to see a copy of that, we will post the finalized version online.

Motion to Adjourn – Giles made a motion to adjourn the meeting at 7:58pm. Janki seconded the motion; all present voted in favor.