



Open Meeting Minutes
October 8, 2025
7:30 PM

Call to Order – Shirin called the meeting to order at 7:35pm. Janki seconded, all in favor.

Roll Call

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

Minutes – September 10, 2025 – Shirin made a motion to approve. Champagne seconded the motion. All present voted in favor.

Old Business

- Irrigation Update – Management noted that the irrigation company has turned off all the meters.
- Potholes Repairs – Erin noted that they had to reschedule the pothole repairs due to weather. The new date will be October 9th.
- Garage Doors – It was noted that the garage doors are \$1,500. There is an additional charge if homeowners would like to install a door opener. Matrix will find out the material of the door and send out the pricing. Homeowners interested in this proposal should contact the vendor to schedule.
- Gate – Management received proposals for the owners interested in the gates. Interested residents received an email from management regarding the proposal. It was noted that 3ft gates are \$280 and 5ft are \$325. This includes the removal of the old gate, creation and installation of new gate and painting of the gate. If more than 5 people sign up, he will be offering 10% off the gate.

New Business

- 2024 Audit – The audit has been completed however, the board is still reviewing.
- Landscaping Proposals – The board has received 6 proposals for the landscaping and is currently reviewing for the 2026 season.

- Snow Contract – The board has received 2 proposals for snow removal and are hoping to decide as soon as possible.
- Sanitation Contract – Management has received 2 proposals for the sanitation contract scheduled to end at the end of the year.
- Meter Replacements – On October 31st, the township will be coming onsite to turn off the water for the entire community. They will be onsite to change out the water meters for certain units. These homeowners will be notified tomorrow via email.
- Upcoming Events
 - Garage Sale, Habitat For Humanity, Bulk Pick Up – Garage Sale we are hoping to schedule for November 1st and 2nd. Habitat for Humanity we are looking to schedule for November 4th. Bulk Pick up will be Saturday, November 8th.
 - Halloween – Shirin noted that Halloween will be handled the same way as last year.
- Towing – Giles made a motion to approve A&G towing signs for \$213.25 for the community starting asap. Shirin seconded the motion. All present voted in favor. It was also a reminder to not park in the fire lanes within the courtyards and in front of fire hydrants.

Financials – The board is hoping to discuss the Audit next month. The board will be reviewing the 2026 budget shortly.

Motion to Adjourn – Giles made a motion to adjourn the meeting at 8:11 pm. Shirin seconded. All present voted in favor.