

# Sherwood Green HOA:

## Monthly Board Meeting

Location: Sherwood Green HOA Clubhouse

Meeting Date: September 17<sup>th</sup>, 2025 (Wednesday)

**Meeting Called to Order:** 6:34 P.M.

**Present:** Larry Gates, Andy Roberts, Jason Millican, David Owens

**In attendance:** Carole Damon (Capital Realty)

**Estimated Attendance:** ~7

### Meeting Agenda

#### Quorum Established

#### **Motion to Approve** August 20<sup>th</sup> HOA (2025) Meeting Minutes

1) Jason                      2) Andy                      *Approved*

#### Financials:

#### **Motion to Approve** Financials

1) Larry                      2) Jason                      *Approved*

#### **Old Business:**

**Current Projects:** The clubhouse had drainage rerouting completed as well as the drainage area west of the playground repaired. Straw is currently in place to help the grass grow. The Waterloo Drainage Project is in process. Snedegar is replacing the pipe to the storm sewer box and installing a “bee hive” grate. Nature Link is working on the retaining wall to help with the erosion that is leading into the drain. Pothole repairs and two driveway repairs are waiting on bids, but due to the rain at the beginning of the season, the asphalt companies are behind. Sidewalk replacement is scheduled for the end of October/November. Two patio walls are being replaced due to rotted supports and knocked down by windstorm over the summer. To help preserve the brick walls, caps are being cleaned and sealed, the walls are addressed on a priority basis and one sidewalk is having a limestone cap installed. Additional projects in the process or upcoming are drainage and grading, erosion control and seeding, tree planting, tree trimming and tree removable.

The tree at Westminster Way and Winslow Road was removed by Duke due to the line being close to transmission lines. Electrical companies’ standard practice is not to remove the stump, so we have our tree company grind the stump.

Trees are removed by evaluation of the tree company and the Board. Trees are removed when dead/diseased, causing issues with foundations, sidewalks or utility lines, risk of safety to buildings or residents. Trees in the Common Area are managed by the Homeowners Association.

**New Business:** None

**Alteration Requests:**

**3353 Eden Drive - Window Replacement:** Owner is having custom-built windows installed in unit. The owner is installing double hung windows in white vinyl. The owner is having all windows replaced and matching.

**Motion to Approve Window installation**

1) Jason      2) David      *Approved* (3 in favor, 1 abstain, 0 not in favor)

**552 Waterloo Ct - Patio Replacement:** Owner had patio replaced before submitting request. Any damage to patio wall connections and common area needs to be repairs by owner.

**Motion to Approve Patio Replacement**

1) Andy      2) Jason      *Approved*

**Resident Comments Summary:**

- The pool closing date is September 28<sup>th</sup>.
- Residents at the meeting commended the pool maintenance this season.
- A resident suggested an outdoor shower head at the pool. The board will take that under suggestion but concerns about drainage and water access seem to be the factor.
- A resident thanked the Board for weed trimming near the retaining wall on Carnaby.
- A resident commented on trees over the sidewalk north of the pool need to be trimmed.
- A resident reported a down branch at the Eden / Commons sinkhole edge. The board needs to check if it is technically in the sinkhole. Sinkholes are controlled by the City.

**Motion to Adjourn:** 1) Larry      2) Jason      Approve (7:07 P.M.)