

Murphy Park Homeowners Association

Meeting Minutes

7:30 PM, August 13, 2025

Location: Aladdin's Eatery in Powell

Agenda

1. Opening and Greetings

Fran Gardner

Meeting began at 7:33. 8 families in attendance.

2. Minutes from April 15, 2025

Fran Gardner

Fixed typo. Approved.

3. Finance Report / Dues Collection

Karen Smith

Four remaining households have yet to pay for this year. All dues from previous year are paid up. Karen passed out copies of the budget.

4. Old Business

a. Goose light replacement

Lindsey Morris

Will call them to replace the broken light. \$185 + tax with a 2-year warranty. Away With Geese says there is a logic board in it that helps hold the charge and sometimes that can go bad.

b. Updating of HOA Deed of Restrictions

Lindsey Morris

Put a blurb in the last newsletter asking for residents to join a Deed Amendment Task Force. So far Jason, Ric and Frances have agreed to join. Fran and the Twining household agreed to join at the meeting as well. At least one family on every street is represented. Discussion about what this task force will look like.

c. Landscaping and Ponds Update

Fran Gardner

Fran and Lindsey will meet with Davey. Replacing 3 dead trees and numerous dead shrubs by the front pond. Boxes will be buried/flush mounted. Discussion about fiber being installed. Fran will be calling an electrician about getting power back to the pond since the fountain is out.

5. New Business

a. Issues from members present

All

- WTN road will be done in the future. They aren't ripping up all the roads at the same time.
- Scenic Conservation Easement by 293 Shyanne Ct
- Scenic Conservation Easement by 226 Winter Hill
- This except is from the neighborhood Development Plan on the City's GIS map:

In addition, there are numerous smaller parks and greens located along Murphy Parkway. These areas can be dedicated to the Village of Powell if desired; if not, they will be maintained by a homeowners association and/or a condominium association, and will be used for retention ponds as well.

Scenic easements have been established to preserve trees along the southern boundary and the existing drainage ravine. These scenic easements are to remain untouched and maintained as permanently natural preserves. Tree preservation zones prohibit the removal of any trees (unless dead or diseased) within the zone but would permit removal of weeds and underbrush as long as turf is reestablished in the disturbed area to prevent the possibility of erosion. Underground utilities, if deemed necessary during the engineering phases of this project, may encroach in the scenic easements. If it is necessary to remove healthy trees due to these utilities, the developer of that specific subarea will provide buffer plans/ tree replacement plans to the Village of Powell for their review and approval. These easements are located along the southern boundary of the site, and will serve to preserve the integrity of the natural habitat as well as provide screening and buffering of our homesites from the adjacent neighborhoods in Grandshire.

b. Call for Nominations to the HOA Board

Fran Gardner

Fran nominated Jason Wheeler to run for the open board seat and Lindsey seconded the motion.

6. Committee Reports

a. Design Review Committee

Jason, David, Dave, Yugendra

Nothing new to report other than standard applications and approvals.

b. Social Committee

Lindsey Morris

Polly has joined the social committee

Neighborhood playgroups have started for babies - preschool

Free toddler soccer practice and happy hour at Lindsey's house every other Thursday this fall

Garage Sale happened first weekend in August

Tried a summer potluck – just Rashmi's family and Lindsey's family came and Catherine and Jason stopped by for a bit. Maybe we'll just stick to the Easter Egg Hunt + Potluck next year.

c. Welcoming Committee

Lindsey Morris

2 homes on Winter Hill

5 homes this year

WTS home in contract

d. New Projects

Fix fountain at pond

Power wash stone sign

Davey: trees, dead shrubs

Focus on grass seed next year after the City is done with the roadwork

7. Next meeting – TBD

Fran Gardner

Early December

8. Meeting Adjournment

Fran Gardner

8:39pm.

Action Items:

Fran:

- Fix pond fountain
- Set up meeting with Davey and add Lindsey
- Schedule replacement of dead trees and dead shrubs this fall before first frost

Lindsey:

- Replace goose light
- Meet with Davey and Fran
- Start Deeds Task Force
- Call County about scenic easement by Shyanne Ct – figure out next steps