

MINUTES--COURTYARD HOMES BOARD OF DIRECTORS MEETING

7:00 PM, Wednesday, July 11, 2019

Meeting at the Home of Frank D'Allesandro

Board members found the lock had been changed at the Villas at Southern Ridge. Since we couldn't get in, Frank volunteered his house for the meeting.

Frank D'Alessandro called the meeting to order at 7 PM.

Present: Frank D'Alessandro President; JoEllen Wilkins, Vice-President; Laura Hendrickson, Treasurer; Julie Fudala, Corporate Secretary; Lynda Dunn, Stephanie Polackwich, David Diggs .

The minutes of the May 9, 2018 Board Meeting were approved as they stand. There were no additions or changes to the agenda.

Member Open Forum – There were no members present.

Committee Reports

Maintenance Committee – Julie Fudala reported the following:

- ✓ Matt has finished the initial out of cycle trim replacement but as homes continue to sell more out of cycle trim replacement is added to his list.
- ✓ Matt has informed us that trim replacement for cyclical work will be more expensive than initially thought as a great deal of it is hidden by extensive foundation planting.
- ✓ As of this meeting the cost of both in and out of cycle trim replacement/painting is \$27,263.33 with much more expense to come. This figure does not include money spent on mailboxes/posts and lamppost/wiring.

Landscape Committee – Lynda Dunn reported the following:

- ✓ Pruning of shrubs in the curbsides and front and side foundations will take place later in the summer
- ✓ Seven ornamental plum trees have been identified as diseased and have been marked for removal. Stumps cannot be removed as most of these plantings are very close to utility boxes.
- ✓ Decisions about what to use as replacements for these trees will be forthcoming after some research as to what plants would be best and least expensive to use

Budget Committee – Laura Hendrickson reported

- ✓ All transfer of monies from Redfields due to the change in management for both Redfields and Courtyard have now been reconciled.
- ✓ It was noted that some Courtyard residents are in arrears with their monthly dues.
- ✓ Our total finances are in good stead even though this is the most expensive time of the year for Courtyard due to landscaping and maintenance.

CARB – Stephanie Polackwich and David Diggs

- ✓ There are no issues before the CARB at this time
- ✓ Stephanie will be meeting with Doug Brooks of RPI and a member of the Redfields ARC to redo the application form in order to make it more user friendly—especially for those requests that shouldn't require a plat submission.

Welcoming Committee—Shirley has delivered a welcome packet to one new family in Courtyard. Several more will follow as new residents move into the many homes that have sold.

Rental & Resident Turnovers – Julie reported the following:

- ✓ At least six houses have sold in the past two months, but not all new residents have moved in.
- ✓ We have added a new rental which brings our rental number up to eight.

Newsletter/Website

Newsletter—our next newsletter is due out in September.

Website—Board minutes will be added to the website

President's Report

Stray Cat Problem- Frank reported the following:

- ✓ Courtyard is experiencing a problem with stray and outdoor cats that trespass on other properties.
- ✓ Our governing documents state that both cats and dogs need to be leashed or within voice command of their owners.
- ✓ Some of the cats may be feral and abandoned by owners.
- ✓ An article on this issue will appear in the September newsletter.

Nominating Committee

- ✓ Three to four board seats will be up for election for the coming year. These are two year terms.
- ✓ Frank and Lynda agreed to serve on the Nominating Committee.

With no further business to undertake the meeting adjourned at 8:50 PM.

Respectfully submitted,

Julie Fudala
Corporate Secretary, Courtyard at Redfields HOA, Inc.