

MINUTES--COURTYARD HOMES BOARD OF DIRECTORS MEETING

7:00 PM, Wednesday, July 3, 2019

Meeting Room – Villas at Southern Ridge

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

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

The minutes of the May 1, 2019 Board Meeting were approved as they stand.
There were no additions or changes to the agenda.

Member Open Forum

Present: Fritz and Maureen Stoetzel, and Landscape Committee members, Suzanne Smith, Nancy Butters and Mary Pat Hulburt.

Revision of January and March Minutes

Legal standards for Association minutes recommend keeping minutes short and including only those items that have actually been voted on. Discussions and bulleted reports should not appear in official minutes. In order to meet those standards, the Board thought it a good idea to go back to the January and March minutes and revise them to meet this standard. Thus, all minutes for 2019 and the future will be written abiding by this standard.

The minutes for January did not contain any motions nor did they need to, however they were abbreviated.

UPON MOTION DULY MADE by Laura Hendrickson, seconded by David Diggs and unanimously carried the Board rescinded the original minutes of the January 2019 Board Meeting and adopted the Revised January 2019 meeting minutes. The Board received electronic copies of both sets of minutes prior to this meeting in order to be ready to vote on them.

The original March minutes should have contained several motions but did not. Electronic versions of the original and revised March minutes were also electronically distributed to directors prior to this meeting in order to be ready to vote on them and make the appropriate motions.

UPON MOTION DULY MADE by Laura Hendrickson, seconded by Lynda Dunn and unanimously carried the Board rescinded the original minutes of the March 2019 Board Meeting and adopted the revised minutes for the March 2019 meeting.

Reports were given by the Treasurer, the Maintenance Committee, CARB and the Welcoming Committee.

Landscaping

At the September meeting Robin will present the number and types of trees to be planted in those areas where it is possible to replace an ornamental plum tree that was removed last November due to disease.

There are 4 spots where ornamental plums were removed that are not in the curbsides. After stump removal in these areas new grass needs to be sown to improve appearance.

UPON MOTION DULY MADE by Laura Hendrickson, seconded by Lynda Dunn and unanimously carried, the Board elected to pay S&N LawnCare for grassing these areas.

UPON MOTION DULY MADE by Robin Hamill-Ruth, seconded by David Diggs and unanimously carried, the Board agreed that trees that are the responsibility of homeowners that have low hanging branches will not be mowed under unless the situation is corrected. Homeowners who have such problem trees will be notified to correct the situation by the Landscape Committee.

UPON MOTION DULY MADE by Frank D'Alessandro, seconded by Stephanie Polackwich and carried by a majority vote of six and one abstention, the Board adopted a plan to let the curbsides rest for an entire year before replacing or adding new plantings. Dead plants in the curbside will be removed in the fall.

Rental & Resident Turnovers

Rentals will total 8 by the end of July. The Database is as up to date as it can be with many folks moving in and out. Hopefully an updated Directory can be distributed by early Fall when the moving should abate.

Newsletter/Website

Newsletter—our next newsletter is due out in September.

Website will be updated with the posting of the revised minutes plus the adopted 2019 budget.

President's Report

The 2019 Annual Meeting will take place Thursday, October 3, 2019 in the usual place.

The meeting adjourned at 9:50 PM.

Respectfully submitted,

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