

MINUTES--COURTYARD HOMES BOARD OF DIRECTORS MEETING

7:00 PM, Wednesday, May 1, 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.

Also Present: Courtyard Homeowners John and Mary Pat Hulburt, and Betty Morin, house guest of Julie Fudala

The landscape section of the March 6, 2019 minutes was questioned by Robin Hamill-Ruth and will be dealt with in a revised edition of those minutes. There were no additions or changes to the agenda.

Suzanne Smith presented a landscape report summarizing the committee's research and recommendations for the future, followed by a Q & A session.

UPON MOTION DULY MADE BY Frank D'Alessandro, seconded by David Diggs and unanimously carried the Board went into Executive Session in order to discuss personal matters.

Non Board members were asked to leave the room for the Executive Session and invited back to the meeting at the conclusion of the Executive Session.

Committee Reports were presented by Maintenance, Landscape and CARB

Proper stump removal from the removal of an ornamental plum tree at one property was prevented due to exposed coaxial cable up against the stump. The result is unsightly and needs to be dealt with. The owner is willing to seek four bids for proper removal. The Association will bear the cost for this stump removal up to \$500.00. If the cost is more than \$500.00 the remainder will be paid by the homeowner.

UPON MOTION DULY MADE by Julie Fudala, seconded by Stephanie Polackwich and unanimously carried, the Association will bear up to \$500.00 of the cost of properly removing the unsightly stump at this property.

The Landscape Committee recommends four different types of trees to replace some of the ornamental plums which were removed in December. The four trees are Blood Good Japanese Maple, Kousa Hybrid Dogwood,

Dwarf Redbud, and a Tonto Crepe Myrtle. Many of the cut ornamental plums which were in the curbsides will not be replaced with new trees as proximity to utilities makes that impossible. Shrubs will be considered in these areas. Three Japanese Maples and one Kousa Dogwood have already been planted as trial trees.

UPON MOTION DULY MADE by Laura Hendrickson, seconded by Lynda Dunn and unanimously carried, the four trees mentioned above are deemed appropriate and acceptable as replacements for ornamental plums where tree replacement is possible.

UPON MOTION DULY MADE by Lynda Dunn, seconded by Laura Hendrickson, and unanimously carried, the Board agreed to keep in place the four trees already planted even though they are trial plants. They will not be removed when evaluation occurs at the end of July.

UPON MOTION DULY MADE by Lynda Dunn, seconded by Robin Hamill-Ruth and unanimously carried the Board agreed to the planting of 4 different trial shrubs, a Little Princess Spiraea, and Itea, 2 different varieties of Weigela and an Abelia. After evaluation in late July, the Board will determine if any of these shrubs can be considered as additional curbside plants and whether the trial plantings will remain in place.

UPON MOTION DULY MADE by Lynda Dunn, seconded by Laura Hendrickson and unanimously carried the Board approved the trial planting of Pachysandra, Juniper Horizontalis, Periwinkle and Ajuga in curbsides as groundcover for areas that are extremely shaded and do not support other plantings.

Rentals remain at 9. With several houses for sale or already sold there will be several changes to the Directory and the Database.

The summer newsletter will be published in June.

Community Wide Standards as they apply to houses and landscaping will be further evaluated and more specifically defined at our next meeting.

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

Respectfully submitted,

Julie Fudala
Corporate Secretary, Courtyard at Redfields HOA, Inc