

REVISED MINUTES--COURTYARD HOMES BOARD OF DIRECTORS MEETING

7:00 PM, Wednesday, March 6, 2019

Meeting Room - Villas at Southern Ridge

Frank D'Alessandro called the meeting to order at 6:57 PM.

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

Courtyard members present—John and Mary Pat Hulburt.

The minutes of the January 2, 2019 Board Meeting were approved as they stand.
There were no additions or changes to the agenda.

Reports

Budget – Laura Hendrickson

UPON MOTION DULY MADE by Laura Hendrickson, seconded by David Diggs and unanimously carried, the 2019 budget was officially adopted and will be posted on the Courtyard at Redfields website.

UPON MOTION DULY MADE by Laura Hendrickson, seconded by Julie Fudala and unanimously carried the Board voted to invest in two short term CD's with a portion of the money sitting in the HOA's bank account. This is a short term investment in case the money is needed in an unforeseen emergency.

Exterior Maintenance: Julie Fudala

UPON MOTION DULY MADE by Julie Fudala, seconded by Stephanie Polackwich and unanimously carried the Board approved a plan to have all lamppost and lanterns replaced by the end of 2021, beginning with the replacement of at least 31 in 2019, followed by similar numbers in the ensuing two years, with the caveat that should finances allow, the project be completed at an even faster pace.

Landscape Committee – Robin Hamill-Ruth

UPON MOTION DULY MADE by Robin Hamill-Ruth, seconded by Julie Fudala and unanimously carried the Board selected Waynesboro Nursery for future plantings of both shrubs and trees. Waynesboro Nursery will also be planting any purchase made to insure a one year guarantee of the plant.

CARB Report: Stephanie Polackwich

No issues to report.

Welcoming Committee – Julie Fudala

Updated versions of the Welcome Packet will be distributed to new residents soon with a shortened version going to renters.

Rentals & Resident Turnovers; Julie Fudala

Rentals remain at 9

Newsletter & Website; Julie Fudala

Website

This year's cost to WordPress for the yearly fee for our website was paid in February--\$18.00

Newsletter

The spring newsletter will be published later in March

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President's Report: Frank D'Alessandro**Utilization of Reserves to Pay for Courtyard Improvements**

With our Reserves being properly funded and the fact that snow removal for the past two years has not been costly, we have adequate Reserves to make improvements to our streetscape. This includes replacement of all lampposts and lanterns by the end of 2021, plus sprucing up our curbsides and replacing removed trees wherever possible. These processes are already in the works.

With no further business to discuss the meeting adjourned at 8:28 PM.

Respectfully submitted,

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