

MINUTES--COURTYARD HOMES BOARD OF DIRECTORS MEETING

7:00 PM, Wednesday, January 8, 2020

Meeting Room - Villas at Southern Ridge

Frank D'Alessandro called the meeting to order at 7:00 PM.

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

Excused: David Diggs

The minutes of the November 6, 2019 Board Meeting were approved as they stand. There were no additions or changes to the agenda.

Member Forum: Mary Pat Hulburt and Fritz Stoetzel were present at the meeting but had no questions or concerns during the Member Forum..

Committee Reports:

Exterior Maintenance Committee – Julie Fudala

- ✓ The MC will meet sometime in February to make final plans for initiating the 2020 maintenance cycle.
- ✓ Cory Tumolo is still waiting for the funds to arrive for the purchase of the remaining lampposts needed for a complete replacement.
- ✓ A letter asking for the return of three lampposts and three lanterns in the possession of electrician Tommy Dudley will be sent by Frank with a specific deadline for return of the items. Andrew Elmore will be copied on the letter.

Landscape Committee – Robin Hamill-Ruth

- ✓ Fifteen plum trees were pruned and one failing pin oak was removed.
- ✓ A representative of Valley Landscaping will meet with the Landscape Committee on January 7 to discuss the 2020 agenda of services and their timeline.
- ✓ Thank you to Mary Pat Hulburt and Fritz Stoetzel for planting all the ground cover.
- ✓ Twenty gators were purchased to place on newly planted trees in the spring to assure first year survival. Homeowners will be asked to fill the gators once a week.

Budget – John Hulburt

- ✓ The end of December financials remain within the 2019 budget
- ✓ The final budget for 2020 will likely be adopted at the March board meeting with prior distribution to board members via email to allow for input and concerns..

- ✓ A financial audit will take place. Specific details still need to be worked out.

CARB – Stephanie Polackwich and David Diggs

There were no issues pending for the CARB

Rentals & Resident Turnovers – Julie Fudala

Rentals remain at 9.

Website – Julie Fudala

The yearly fee for the website with WordPress will come due in February.

Newsletter – Julie Fudala

The next newsletter is due out in March. Julie will solicit suggestions at the March meeting and see what develops in the meantime.

Welcome Committee

Shirley Fritz has received names and contact information for those new residents in need of a welcome packet.

President's Report – Frank D'Alessandro

Snow Removal Contract

Due to changing weather patterns, the snow removal contract will now run from December 1, 2019 to November 30, 2020. This does not influence the budget as this is a service only paid for when it is needed and certain criteria are met.

Progress on Landscape Architects Long Tern Proposal

The group has been in touch with Frank and is working on the project, but it is not complete.

Update on Lamppost Replacement Contract

This item was discussed during the maintenance report.

With no other issues to discuss the meeting ended at 8:30 PM.

Respectfully submitted,

Julie Fudala

Corporate Secretary, Courtyard at Redfields HOA, Inc.