

MINUTES--COURTYARD HOMES BOARD OF DIRECTORS MEETING

7:00 PM, Wednesday, January 5, 2022

Meeting Conducted via Zoom

Barry Bragg and Doug Brooks called the meeting to order at 7:00 PM. A quorum to conduct business was confirmed.

Present: Barry Bragg, President; Penny Kaiserlian, Vice President; Mark Watlock, Treasurer; Teri Smith, Corporate Secretary; Lynda Dunn, Stephanie Polackwich, and David Diggs, Directors at Large.

The minutes of the November 3, 2021 Board Meeting were unanimously approved as amended (typo to be corrected – March 32 to be corrected to March 31).

There were no additions or changes to the agenda.

Committee Reports:

Budget – Doug Brooks

- ✓ Draft 2021 final financials were presented (some bills still filtering in).
- ✓ A final accounting for the year 2021 will be shared for approval once all final income and disbursements have been posted.

Exterior Maintenance Committee – Julie Fudala

- ✓ No work planned for January or February so nothing to report.

Landscape Committee – Stephanie Polackwich & Lynda Dunn

- ✓ Turf treatment will take place in March, with 48 hours notice to be given via email to homeowners.
- ✓ Mowing will begin April 1.
- ✓ Met with Piedmont Land Services to get information on removing invasive species from retention pond area, including bank and dam. Clearing to start in April.

CARB – Stephanie Polackwich and David Diggs

One CARB application pending.

Welcoming Committee – Lynda Dunn

Nothing new to report.

Website – Teri Smith

Nothing new.

Newsletter – Julie Fudala

- ✓ The next newsletter is due out in March. (Teri will be working on next newsletter.)

Unfinished Business

- ✓ Damaged tree assessment.
- ✓ Community input on meetings (virtual vs. in-person).
- ✓ Doug to finalize Community Management contract.
- ✓ Doug to send 1 page sheet of important contacts to Board.
- ✓ Doug to send email opt-out list to Teri.
- ✓ March report on storm water pond project.

Member Forum

- ✓ Question raised regarding possibility to purchase full house generator.
- ✓ Need to submit CARB application if wish to pursue generator installation.

With no other issues to discuss the meeting ended at 8:00 PM.

Respectfully submitted,
Teri Smith
Corporate Secretary, Courtyard at Redfields HOA, Inc.