

Minutes of Courtyard HOA Board Meeting
January 25, 2023, 6 PM
Meeting Held Virtually Via Zoom

The Meeting was called to order at 6:01 PM by President Barry Bragg.

Present: Barry Bragg, President; Penny Kaiserlian, Vice-President; Mark Watlock, Treasurer; Stephanie Polackwich, Anne Broccoli, David Diggs, Directors at Large; Doug Brooks, Manager.

A Quorum was established with a majority of directors present.

The Minutes of the Board meeting held November 2, 2022 were approved as they stand.

Financial Report

A brief financial summary was presented by Doug Brooks and Mark Watlock. Overall, did well in 2022 and in a strong position with about \$162K in Owner's Equity at end of the year.

Standing Reports

Maintenance Committee

- Mark is working on the letters for the upcoming maintenance cycle.
- Some mailboxes need to be replaced as posts are rotted.

Landscape Committee

- Valley will be shaping several of the large holly trees that received reduction pruning recently, to get a satisfactory outcome as first run by Valley was not as expected.
- 3 bids for pin oak tree maintenance. The LC recommended, with the support of the manager, that the Board approve the proposals from Plant Rx to (1) fertilize and treat the pin oaks for \$5900 and (2) monitor and care for our newly planted trees throughout 2023 for \$950. The total cost is \$6850 funded through our landscaping maintenance budget of \$11,000. Motion to approve was put forward by Stephanie Polackwich and seconded by David Diggs.

CARB

David Diggs reported that there are no new outstanding applications. Would like to remind people that if replacing a roof they need to submit a CARB application. Doug to send out a reminder to residents along with a copy of the CARB application.

Welcoming Committee

Visited 2 new residents and waiting on information for other new residents.

Rental/New Resident

Status is still in flux with many houses being sold and some rentals sold to permanent residents. Thus, the database is continually being updated at this time. Currently, 5 rentals on record.

Newsletter/Website

The next newsletter is due in March, and Teri Smith will monitor the website for updates. An updated directory will go out in February with updates from the last one.

Member Comments and Feedback

Question Regarding Dues Increase: Dues were mainly increased to adjust for the increased landscaping costs as Valley's costs jumped up 20%.

Question Regarding Pin Oak Treatment and Removal of Plum Trees: Continue to treat pin oaks since we won't be able to replace them and also so that if a cure becomes available we can apply that to the treated trees. Arborists were the ones that decided which plum trees were to be removed and which ones were not.

With no other business to discuss, the meeting adjourned at 7:07 PM.

Respectfully submitted,

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