

Minutes of Courtyard HOA Board Meeting
May 7, 2024, 6:00 PM
Meeting Held Virtually Via Zoom

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

Present: Barry Bragg, President; Heather Heuschen, Vice President; Tom Scully, Treasurer; Teri Smith, Corporate Secretary; Anne Broccoli, Stephanie Polackwich, and Mark Watlock, Directors-at-Large; Doug Brooks, Manager.

A Quorum was established with all Directors present.

UPON MOTION DULY MADE by Anne Broccoli, seconded by Stephanie Polackwich, and unanimously carried, the Board voted to accept the minutes of the Board meeting held February 21, 2024, as they stand.

Financial Report Presented by Doug Brooks and Tom Scully

- Overall picture - \$204K cash on hand, \$130K in reserves, small receivables, about \$24K in prepayments.
- YTD expenses are unusually low due to an invoicing issue with Valley Landscaping as well as the staggering of services like mulching and cycle maintenance.

Standing Reports

CARB Reported by Stephanie Polackwich

- Only 2 CARB apps are outstanding as they had just been received. One is for roofing and one is for landscaping. No issues foreseen.

Maintenance Committee Reported by Mark Watlock

- The maintenance cycle has begun.
- Power washing to start May 13. Painting and trim work will continue into the summer.
- Noticed that there is mold on the light posts. Will see if these posts can be power washed when other power washing takes place.
- Mail carrier lets Mark know if a box needs repairing/replacement.
- There are several mailboxes with issues with rivets, rust, flag problems. Mark was wondering if we should see if we could hire a handyman to repair, but it was thought that it would be too costly to hire one. One resident indicated she had fixed her mailbox and could help others if needed.

Landscape Committee Reported by Stephanie Polackwich

- Valley sprayed horticultural oil and barberry oil in April and put granular fertilizer in berms.
- There was a turf treatment in March and in April.

- Mulching was supposed to start on 4/8 but did not. Hoping it will start this Friday in to the following week for berm and foundations.
- Trimming of foundation bed and common area berm shrubs to begin in July.
- Waiting for estimate to remove rest of purple plums.
- Will Allen of Plant Rx fertilized and inspected our young trees this spring and will be fertilizing and treating the pin oaks this month into June.

Newsletter/Website Reported by Teri Smith

- Updated Directory and Newsletter went out in March. Next one will go out in June.
- 3 houses turning over. Two for sale – other will be a rental.

Welcome Committee Reported by Lynda Dunn

- Welcomed 2 new residents.

Floor Comments

Stephanie working to get more information regarding living with bears.

The meeting adjourned at 7:09 with a motion to adjourn by Stephanie Polackwich, seconded by Anne Broccoli.

Respectfully submitted,

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