

The Courtyards at Quail Lake Homeowners Association, Inc.

Board Meeting Minutes

May 18, 2021

The Board of Directors meeting was held at the Stratmoor Hills United Methodist Church. The meeting was called to order at 5:30 p.m.

Present at the meeting were:

Jim Stroman	President
Steve Mosher	Secretary
Janet Marletto	Treasurer
Derek Patterson	Property Manager

COVID-19 social distancing guidelines were observed.

Owners Forum / Hearings:

One resident was present.

There were no Hearings.

Secretary's Report:

The April meeting minutes were approved as submitted.

President's Report:

Mr. Stroman provided updates on different topics and community projects.

Landscaping Report:

Mr. Mosher stated the Committee and ULS would be conducting a spring walk-through in early June.

Treasurer's Report:

The April 30th finances were reviewed. The Association was \$11,407.00 under budget for the year. The Income and Expense Comparative Statement and History of Checks report were reviewed. It was noted that \$50k would be transferred from the Security Service reserve account to pay for the upcoming concrete work.

The Aged Receivables report was reviewed.

Manager's Report:

The 2021 Project List was reviewed, a start date for the concrete is being sought.

Old / New Business:

The sidewalk grinding test at Building 2 was completed, with 8 areas. Other sidewalks will be inspected to see if additional grinding is needed.

The water shut-off valve in the sidewalk at Building 2 is being lowered.

A request was submitted from the owner of 1533 Courtyard Heights to have a bush replaced (photos were reviewed). It was noted the bush is not dead, but the owner could pay for a replacement.

The owners of 3331 Apogee View responded to a second notice regarding garage storage and the concern for rodents and fire danger. It was also noted the trash toter could not fit inside the garage. The owners responded and stated there are no signs of rodents, nor do they store any flammable items, and they will move the toter inside the garage this week. No further action will be taken.

There being no further business, the meeting was adjourned at 6:10 p.m.



Derek Patterson
Property Manager