

# **The Courtyards at Quail Lake Homeowners Association, Inc.**

## **Board Meeting Minutes**

June 17<sup>th</sup>, 2025

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The meeting was held in person at the Stratmoor Hills United Church. The meeting was called to order at 5:30 PM.

Present at the meeting were:

Jim Stroman	President
Phill Watts	(by Phone) Secretary
Doug Martin	Treasurer
Ryan Paradise	Owner
Derek Patterson	Property Manager

Before the meeting, a meeting packet was emailed to the Board.

### **Owners Forum / Hearings:**

There were no Hearings.

The owner of 1749 CH inquired about painting their patio, after receiving two (2) notices and not completing the work, which resulted in a \$125.000 assessment fine. He requested a meeting with the Board but was absent. The patio will be reviewed on the next scheduled inspection for compliance.

The owners of 3287 AT inquired about repairing or replacing the concrete at the garage entry area. Bids are being sought.

### **Secretary's Report:**

The April 15<sup>th</sup> Board meeting minutes were approved as submitted.

An ATWAM email vote was conducted on April 25<sup>th</sup>, 2025, to approve roof repairs, which passed 5-0 in favor.

An ATWAM email vote was conducted on May 27<sup>th</sup>, 2025, to approve drainage work at 1408 CH, which passed 4-0 in favor.

### **President's Report:**

Mr. Stroman noted that the storm drains inlets had been cleaned and the sidewalk grates had been painted.

Ms. Marletto submitted her resignation from the Board, which was accepted with gratitude for her service to the community.

Mr. Clark submitted his resignation from the Board, which was accepted with gratitude for his service to the community.

Mr. Paradise was present and expressed interest in serving on the Board. After a discussion, a motion was made to appoint him, which carried 3-0 in favor.

**Landscaping Report:**

None.

**Treasurer's Report:**

Mr. Martin and Mr. Patterson presented the finance report. The Balance Sheet, Income Statement, and Cash Disbursement reports were reviewed as of May 31st, with total Cash assets of \$42,150.45 and Total Reserves of \$158,657.04. On the Income Statement, the expenses totaled \$19,530.30, which was under budget for the year. The Cash Disbursement Report was reviewed. \$30k was transferred from ENT to SouthState Bank - Reserves in late April.

Reserve funding is on track for the year.

The **Aged** Receivables report was reviewed.

**Manager's Report:**

The 2025 Project List was reviewed.

**Compliance Review Report:**

Notices were reviewed.

**Old Business:**

The second draft "redline" of the proposed Covenant Amendment was reviewed. Mr. Stroman and Mr. Martin will review the feedback and report back in July.

The Farmers insurance renewal came in for July 1<sup>st</sup>, 2025, and is \$ 1,800 higher than last year. The Farmers agent suggested bundling other policies to help save funds. A motion was made to agree on asking for a \$25k deductible if the only option is to renew with Farmers and move all policies to Farmers; which carried 4-0 in favor (this would reduce the premium from \$136k to \$123.8k). The budget is \$151k.

Bids are still being sought, and options for higher deductibles, etc., are included.

Due to the timing of the renewal, the Board has given Mr. Stroman and Mr. Patterson the approval to secure the best coverage and price for the July 1<sup>st</sup> renewal.

**New Business:**

Two (2) new sidewalk trip hazards were found and unfortunately, could not be ground down or mud-jacked; they would have to be replaced. These will be put on the Project List.

A new towing contract with Collins Towing was reviewed, as Klaus Towing had been acquired. A motion was made to approve Collins Towing, which carried 4-0 in favor. It was noted that all Board members should be authorized signers for any tow (Jim as primary).

Mr. Watts was excused from the meeting.

Mr. Patterson reviewed new state updates for the Collection Policy. A motion was made to approve the policy, which carried 3-0 in favor.

There was a discussion about a possible special assessment to help catch up on the reserve balance. More work is being done, but the current estimate is approximately \$400 per home.

It was agreed to move the draft Board Budget meeting from July to August.

It was agreed to combine the Budget and Special Assessment meetings in September.

The next meeting will be on July 15th, 2025.

There being no further business, the meeting was adjourned at 7:25 PM.



Derek Patterson  
Property Manager