

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

## **Board Meeting Minutes**

**July 20, 2021**

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The Board of Directors meeting was held at the Stratmoor Hills United Methodist Church. The meeting was called to order at 5:35 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:**

There was discussion on possibly installing roof mounted solar panels/shingles. Any projects would need to be submitted for the Board to review. It was also noted there are no short-term rental restrictions in the community.

There were no Hearings.

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

The May meeting minutes were approved as submitted.

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

Mr. Stroman provided updates on different topics.

### **Landscaping Report:**

Mr. Mosher stated ULS is working to submit a bid for different work orders noted from the walk-through in June.

### **Treasurer's Report:**

The June 30<sup>th</sup> finances were reviewed. The Association was \$13,776.00 under budget for the year. The Income and Expense Comparative Statement and History of Checks report were reviewed.

The Aged Receivables report was reviewed.

**Manager's Report:**

The 2021 Project List was reviewed.

The outer sidewalk will have some lifted edges ground down and one area will be mud-jacked near the corner sign.

**Old / New Business:**

The water shut-off valve for Unit 1685 CY was found to be full of debris and not operable; the valve was cleared out and is now useable.

Unlimited Landscape Services was thanked for their work in monitoring/cleaning the storm inlet drains.

The dialers were all updated for all 11 fire suppression systems.

The concrete work at Building 1 and 4 has been completed and the extra work was reviewed and approved to be paid.

There was discussion on the final planning for the summer barbecue event and everything is ready.

The software upgrade at Z&R is going well, the transition date is this weekend. Numerous owners have already registered a new account with Cinc.

The next meeting was moved to August 10<sup>th</sup> versus the 17<sup>th</sup>.

There being no further business, the meeting was adjourned at 6:28 p.m.



Derek Patterson  
Property Manager