

The Courtyards at Quail Lake Homeowners Association, Inc.

Board of Directors Board Meeting Minutes

July 14, 2022

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
	Jon Felder	Treasurer
	Derek Patterson	Property Manager
Excused Absence:	Steve Mosher	Secretary

The Board members and Z&R were introduced to the membership.

Owners Forum / Hearings:

Questions were taken from the floor.

There were no Hearings.

Secretary's Report:

The May Board meeting minutes were approved as submitted.

President's Report:

Mr. Stroman provided updates on the community barbecue event next month.

Landscaping Report:

It was noted that four (4) bids were recently approved for numerous improvements.

Treasurer's Report:

The June 30th finances were reviewed. The Association was \$8,004.17 under budget for the year. The Income Statement and Cash Disbursement documents were reviewed.

The Aged Receivables report was reviewed.

Manager's Report:

The 2022 Project List was reviewed.

The oil-stained parking spaces (sealcoat project) were completed.

The Component Inventory List from SmartProperty was reviewed. A question-and-answer period followed. (The first home sales were in 1999).

Old / New Business:

The insurance policy renewal dates were moved to July 1st to better determine next year's renewal rates for budgeting purposes.

The yearly Fire Suppression System testing contract was renewed for 3 years, resulting in a fixed rate for each year.

Mr. Patterson reviewed a report from Western States Fire Protection for this year's inspection that detailed numerous deficiencies and repair recommendations (for the Fire Alarm section and the Sprinkler section – 8 items in total). The Association also received two letters from the Fire Department confirming the results and requesting corrective actions be taken. It was agreed to have all items corrected.

With the recent passing of House Bill 22-1137, there was discussion on what changes will need to be made to several of the current Association policies, as detailed by Altitude Law. A motion was made to have Altitude Law perform the updates, which carried 2-0 in favor. Z&R also submitted updates to their contract regarding this law, new legal content, and additional disclosures for the latest fees to comply with the guidelines. A motion was made to approve the contract, which carried 2-0 in favor.

There being no further business, the meeting was adjourned at 7:35 p.m.



Derek Patterson
Property Manager