

The Courtyards at Quail Lake Homeowners Association, Inc.

Board of Directors
Board Meeting Minutes
July 18, 2023

The Board of Directors meeting was held at the Stratmoor Hills Church. The meeting was called to order at 5:37 p.m.

Present at the meeting were:

Jim Stroman	President
Steve Mosher	Secretary
Jon Felder	Treasurer
Derek Patterson	Property Manager

Owners Forum / Hearings:

There were no Hearings, and no members present.

Secretary's Report:

The May Board meeting minutes were approved as submitted.

An ATWAM email vote was taken to approve replacing all common area pole light fixtures.

An ATWAM email vote was taken to approve new rocks and boulders for the common areas.

President's Report:

Mr. Stroman discussed the yearly picnic and concerns about unexpected expenses this year and the recent insurance renewal/increase. Discussion followed. It was agreed to cancel this year's event and have the picnic every other year.

Landscaping Report:

Mr. Mosher discussed the projects ULS has in progress.

Treasurer's Report:

Mr. Felder and Mr. Patterson presented the finance report. The Balance Sheet, Income Statement, and Cash Disbursement reports were reviewed for June 30th. It was noted that the reports need additional adjustments. A question-and-answer period followed.

The Aged Receivables report was reviewed as all owner balances have transitioned from ZR Cinc to RC Cinc.

It was noted that the savings account with Security Service FCU will be closed to fund the Reserves at South State Bank, \$50k.

Manager's Report:

The 2023 Project List was reviewed.

The restoration work for 3206 Atrium Point is continuing. A new invoice for plumbing work done in June will be submitted to the carrier, \$1,600.28 (resulting from frozen pipes in the crawlspace).

With the increased spring rainfall, numerous roof leak work orders have been processed this year.

Mr. Patterson reviewed the details for an updated RowCal Service Addendum released on June 2nd, with updating pricing for some existing fees and introducing a new fee structure for Covenant Enforcement Services (Public Health or Safety Violations and Other Violations). A question-and-answer period followed, and Mr. Patterson will inquire into the billing process and if invoice approvers see the invoice. For further discussion, Mr. Stroman plans to contact Mr. Stephenson, RC Director of Management. It was noted that these fees are to be passed through to each owner.

Old / New Business:

The yearly fire suppression testing was completed, and the minor deficiencies noted will be completed by The Hired Hand.

Mr. Patterson and Mr. Stroman are working to find other carriers to submit bids for coverage as the Farmer's renewal came in at \$91,212.00 vs. the previous rate of \$53,168.00. The policy was renewed on July 1st but we can change carriers anytime. The notable changes are: 1) building coverage increased from \$25M to \$33M, Demolition Coverage increased from \$267k to \$798k, and the wind and hail deductible increased from \$150k to \$250k per building.

The payment history for the active insurance claim at 3206 Atrium Point was reviewed.

There being no further business, the meeting was adjourned at 6:52 p.m.



Derek Patterson
Property Manager