

The Courtyards at Quail Lake Homeowners Association, Inc.

Board Meeting Minutes

July 15th, 2025

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

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

Owners Forum / Hearings:

There were no Hearings nor any owner requests/suggestions.

Secretary's Report:

The June Board meeting minutes were approved with one correction.

Landscaping Report:

It was agreed to consider reducing the annuals in the flowerbeds each year and increasing the perennials. The summer pruning will be completed soon.

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 (June was not ready for the meeting). The Cash Disbursement Report was reviewed.

The **Aged** Receivables report was reviewed.

The 2024 Tax returns were reviewed.

Manager's Report:

The 2025 Project List was reviewed.

Compliance Review Report:

Notices were reviewed.

Old Business:

The D&O and Workers' Compensation policies were canceled and transferred to Farmers.

The yearly fire hydrant testing results were reviewed.

Three (3) bids were reviewed to replace sections of sidewalk at two locations, which could not be ground down or mud-jacked. A motion was made to approve the bid from BrightStone Concrete & Landscaping, which carried 4-0 in favor.

6:25 PM - Mr. Watts was excused from the meeting.

New Business:

There was continued discussion on a proposed Special Assessment to help restore funds to the Reserves. Changes were noted for the notice.

It was noted that the payment timeline will be 30 days if approved.

The final draft review of the proposed Covenant Amendment was reviewed. Sections 4.10 and 7.2 were discussed. It was agreed that 7.2 is fine as written, but 4.10 would add language stating that the fee is equal to two (2) months of current assessments. A motion was made to approve changing Section 4.10, which carried 3-0 in favor.

The RMG Engineering report for 1559 CH was reviewed. Some exterior changes may be required to help drainage; an on-site review will be conducted to determine the scope of work.

The next meeting will be on August 26th, moved one week later.

There being no further business, the meeting was adjourned at 7:05 PM.



Derek Patterson
Property Manager