

The Courtyards at Quail Lake Homeowners Association, Inc.

Board of Directors Board Meeting Minutes

August 16, 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:

There were no Hearings and no comments from the members.

Secretary's Report:

The July Board meeting minutes were approved as submitted.

President's Report:

Mr. Stroman provided updates on the community barbecue this weekend.

Treasurer's Report:

The July 31st finances were reviewed. The Association was \$6,116.01 under budget for the year. The Income Statement and Cash Disbursement documents were reviewed.

The Aged Receivables report was reviewed.

Manager's Report:

The draft 2023 Budget was reviewed, showing an initial shortage of \$11,273.00 for the year. A question-and-answer period followed after reviewing each line item. It was agreed to increase the dues by \$10.00 per month (roughly 7%), which would balance the budget. The second draft will be reviewed next month.

The 2022 Project List was reviewed.

Old / New Business:

Bids were obtained for trash service for 2023 and it was agreed to renew for another year with GFL.

An email vote (ATWAM) was taken on August 4, 2022, to approve tree pruning work throughout the community (storm damage). The vote was 3-0 in favor.

It was agreed to issue a \$200.00 donation to the church for their facility use this past year, for Board and Annual meetings.

There being no further business, the meeting was adjourned at 6:30 p.m.



Derek Patterson
Property Manager