

The Courtyards at Quail Lake Homeowners Association, Inc.

Board Meeting Minutes
September 22, 2021

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 were no members present and no Hearings.

Secretary's Report:

The July meeting minutes were approved as submitted. In August, an email vote was taken to approve four landscaping improvement contracts, which was approved 3-0 in favor.

President's Report:

Mr. Stroman provided updates on different topics.

Landscaping Report:

Mr. Mosher stated ULS is working to final all landscaping work.

Treasurer's Report:

The July 31st finances were reviewed. The Association was \$19,720.00 under budget for the year. The Income and Expense Comparative Statement was reviewed. The change over from Condo to Cinc is still in progress.

The Aged Receivables report was reviewed.

Manager's Report:

The 2021 Project List was reviewed.

The outer sidewalk near the corner could not be mud-jacked due to the tree roots underneath it. We will try grinding both edges.

Old / New Business:

The draft 2022 Budget was reviewed with discussion on numerous operating line items and Reserve funding. The budget showed a shortage of \$10,136.00 or \$6/month per home. After some minor adjustments and lengthy discussion, a motion was made to increase the dues by \$5.00/month per home, which carried 3-0 in favor.

It was agreed not to have commercial holiday tree lighting in the budget but do some less expensive select trees in the main park area. The 2022 lawn contract was signed, and the 2022 trash contract was signed with a 2-year term.

It was noted there was a past Reserve Study completed, but the date is unknown. Mr. Patterson will look for it.

The asphalt patching at the main entry is completed.

The 11 fire suppression systems were inspected, and repairs were completed (pages 25-58).

There was a discussion on the upcoming Annual Meeting.

There being no further business, the meeting was adjourned at 7:09 p.m.



Derek Patterson
Property Manager