

The Courtyards at Quail Lake Homeowners Association, Inc.

Board of Directors
Board Meeting Minutes
September 20, 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
Steve Mosher	Secretary
Jon Felder	Treasurer
Derek Patterson	Property Manager

Owners Forum / Hearings:

There were no Hearings and no comments from the members.

Secretary's Report:

The previous month's Board meeting minutes were approved as submitted.

President's Report:

Mr. Stroman provided updates on the success of the August picnic event. The landscaping concerns are being addressed by Unlimited Landscape Services. There was discussion on three new updating bids which were approved 3-0 in favor.

Treasurer's Report:

The August 31st finances were reviewed. The Association was \$1,303.58 over 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, and no changes were made. The budget was approved as submitted, 3-0 in favor.

The 2022 Project List was reviewed.

It was noted to have the fire lane curbs painted next year and to obtain a bid for sealcoating/stripping.

Old / New Business:

The Annual Meeting was discussed, and Mr. Stroman agreed to run for another term.

Three (3) of the Association's policies were reviewed (Covenant and Rule Enforcement, Conduct of Meetings and Collection of Unpaid Assessments); as updated by the Association's law firm in accordance with HB 22-1137. A question-and-answer period followed. After changes, the policies were approved 3-0 in favor.

There being no further business, the meeting was adjourned at 6:34 p.m.



Derek Patterson
Property Manager