

The Courtyards at Quail Lake Homeowners Association, Inc.
General Membership Meeting Minutes
October 20, 2020

There being no quorum, the Board of Directors agreed to continue the meeting to present the information. The meeting was called to order at 6:01 p.m.

Association representatives present were:

<i>Jim Stroman</i>	<i>President</i>
<i>Steve Mosher</i>	<i>Secretary</i>
<i>Janet Marletto</i>	<i>Treasurer</i>
<i>Derek Patterson</i>	<i>Property Manager</i>

Mr. Stroman opened the meeting by introducing the Board and Z & R. A quorum was not present [38 required]. A total of eighteen (18) homes was represented with six (6) homes in person. Mr. Patterson conducted roll call and certification of proxies at the door.

A motion was made to waive the reading of the previous year's meeting minutes and approve them as submitted which carried unanimously.

Mr. Patterson provided updates on Insurance.

Mr. Stroman presented the **President's Report**.

He discussed numerous topics to include the cancelation of the yearly picnic, the website, different tree pruning projects this year, trash service, parking permits, Holiday lighting and concerns with pet waste and speeding.

Mr. Patterson presented the **Financial Report**. A handout was reviewed showing the 2019 year-end status and the current financial status as of August 31, 2020 along with the year's Reserve projects. The 2021 Budget was reviewed with a question and answer period. The budget was approved as submitted.

Under **New Business**, there is one (1) term expiring this year.

Mr. Mosher's term expired, and he stated he would volunteer again. The floor was opened for nominations. There were none. In the absence of a quorum, the Board appoints a new member. A motion was made to appoint him which carried 2-0.

Under **Announcements / Open Forum**, a question and answer period followed with the following topics being discussed (home values and sales information, the Association's towing process and how residents can also tow, and window cleaning). Members were reminded to remove all holiday decorations by January 15th each year, to inspect home appliances and equipment and have the dryer vent cleaned every 2-years.

There being no further business, the meeting was adjourned at 6:54 p.m.

A board meeting was called to order to appoint the following Officer positions:

<u>Name</u>	<u>Office</u>	<u>Term Expiration</u>
Jim Stroman	President	2022
Steve Mosher	Secretary	2023
Janet Marletto	Treasurer	2021

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



Derek Patterson
Property Manager