

The Courtyards at Quail Lake Homeowners Association, Inc.
Board Meeting Minutes
May 12, 2020

Due to the COVID-19 Stay at Home order, the May Board of Director's meeting was held by email. Present were as follows:

Jim Stroman	President
Steve Mosher	Secretary
Janet Marletto	Treasurer
Derek Patterson	Property Manager

A Board packet was issued by email along with an explanation cover sheet which detailed all of the items which required a vote and which items were for review and discussion.

The following items were unanimously approved by an email vote, with all items being approved 3-0 in favor.

- The April meeting minutes.
- The transfer of \$6k from Cash to Reserves, keeping \$3k in Cash.
- The approval of three (3) landscaping repair bids from ULS for seeding turf areas (tree roots exposed), removal of brick tree wells at 34 locations and install new rock at 1565.
- The Board set the year's Reserves expenditures at \$30k (for all projects).

The following items were reviewed:

- Concrete replacement in the courtyard areas, painting the non-stucco items;
- Painting the fire lane curbs, Common Area light poles;
- New pet stations and bags will be ordered;
- Repairing worn stucco at the patio walls (top of wall).

The following items were discussed or noted:

- It is uncertain if the yearly picnic event will be held at this time.

The next scheduled Board meeting is July 21, 2020.



Derek Patterson
Property Manager