

# **The Courtyards at Quail Lake Homeowners Association, Inc.**

## **Board Meeting Minutes**

**May 17, 2022**

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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
Derek Patterson	Property Manager
Absent: Jon Felder	Treasurer

### **Owners Forum / Hearings:**

No suggestions or comments were submitted from the members present.

There were no Hearings.

### **Secretary's Report:**

The April Board meeting minutes were approved as submitted.

### **President's Report:**

Mr. Stroman provided updates on different topics.

### **Landscaping Report:**

Mr. Mosher stated the spring inspection will be conducted soon, weather permitting.

### **Treasurer's Report:**

The April 30<sup>th</sup> finances were reviewed. The Association was \$13,347.16 under budget for the year. The Income Statement and Cash Disbursement documents were reviewed.

The Aged Receivables report was reviewed.

**Manager's Report:**

The 2022 Project List was reviewed.

The April violation history was reviewed.

**Old / New Business:**

The draft summer newsletter was reviewed.

The yearly fire hydrant testing results were reviewed and also submitted to the Fire Department.

Mr. Stroman reviewed the 2022 Parking Permit List.

The owner of 3214 Atrium Point was present to discuss a recent towing event (vehicle leaking fluids and expired registration, 2018). The owner submitted a request that the tow fee be reimbursed claiming if she had written notice the problem would have been rectified. The resident received notice at the onsite address. Discussion followed. A motion was made to reimburse the owner one half of the total fee which carried 2-0 in favor. The owner will also pay for the cleaning fee for the parking area.

Mr. Patterson reviewed the first draft of the new Reserve Study (SmartProperty).

There being no further business, the meeting was adjourned at 6:46 p.m.



Derek Patterson  
Property Manager