

# The Courtyards at Quail Lake Homeowners Association, Inc.

Board of Directors  
Board Meeting Minutes  
May 16, 2023

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The Board of Directors meeting was held at the Stratmoor Hills Methodist Church. The meeting was called to order at 5:31 p.m.

Present at the meeting were:

Jim Stroman	President
Jon Felder	Treasurer
Derek Patterson	Property Manager
Excused Absence: Steve Mosher	Secretary

## **Owners Forum / Hearings:**

There were no Hearings and no comments from the members.

## **Secretary's Report:**

The April Board meeting minutes were approved as submitted.

## **President's Report:**

Mr. Stroman discussed a reported problem of a possibly crooked water shut-off valve at 1438 Courtyard Heights. Mr. Patterson will issue a work order to Olson Plumbing to investigate. It was noted that Mr. Stroman would purchase a long shut-off key to have on-site for emergencies.

## **Landscaping Report:**

No updates at this time.

## **Treasurer's Report:**

The March 31<sup>st</sup> finances are all that's available during the transition from ZR Cinc to RC Cinc. Total Assets of \$314,963.41 with \$284,167.73 in Reserves. The Cash Disbursement report was reviewed for April.

The Aged Receivables report was reviewed (3 homes in Collections).

## **Manager's Report:**

The 2023 Project List was reviewed.

The restoration work for 3206 Atrium Point is continuing.

**Old / New Business:**

Mr. Patterson is having the insurance policies bid out for when renewal comes in July. It was noted that Farmer's submitted a notice that each Building's wind and hail deductible would increase to \$250k upon renewal.

There was discussion on the concrete garage approach apron at 3395 Apogee View and problems with water pooling against the garage door. Mr. Stroman briefed the Board on information obtained after meeting with a vendor on-site. Two sections need to be replaced, and no curbing work is needed; the total cost is \$2.4k. A motion was made to approve the bid, which carried 2-0 in favor.

Bids were reviewed for seal coating and parking line striping of the asphalt. After discussion, a motion was made to approve the bid from Seal Coat Solutions, which carried 2-0 in favor.

The draft spring newsletter was approved.

It was noted that 1779 Courtyard Heights is continuing to have water enter the garage under the door, and the drain is functioning but seems to get overwhelmed. Mr. Stroman will investigate if concrete work is required to remove or update the drain area.

The structural inspection and repair specifications for 3254 Atrium Point were completed, and repairs are scheduled.

There was a discussion on problems with squirrels in the community and recent work orders for trapping and relocating them. It was noted that residents were contacting Mr. Spencer directly versus the Association for trapping, and 17 animals were relocated over two weeks. Discussion followed. The process for issuing work orders was reviewed, and it was agreed to add these relocations to a current work order.

Mr. Patterson reviewed a handout for a roofing issue at 3220 Atrium Point, where the underlayment was penetrated and allowed water, resulting in the decking being damaged. Discussion followed. A motion was made to approve the bid from Cheyenne Mountain Roofing, which carried 2-0

The 2023 Parking Permit list was reviewed.

There being no further business, the meeting was adjourned at 7:01 p.m.



Derek Patterson  
Property Manager