

The Courtyards at Quail Lake Homeowners Association, Inc.

Board Meeting Minutes

August 20, 2019

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
Janet Marletto	Treasurer
Derek Patterson	Property Manager

Owners Forum / Hearings:

Two residents submitted different questions on numerous topics. Answers and/or information was provided.

There were no Hearings.

Secretary's Report:

The July meeting minutes were approved as submitted.

President's Report:

The yearly Association picnic was well attended. The parts to repair the entry speed bumps are in and will be completed soon. The west native hillside area cleanup project will begin next month.

Landscaping Report:

Members of the Board, Z&R and the Landscaping Committee met with SaVaTree (8-20-19) to review the upcoming community wide tree trimming project. It was unanimously agreed to pre-authorize Mr. Patterson up to \$750.00 for possible extra work found during the project; work is expected to begin in mid-October. It was also noted there is Fire Blight in numerous Crabapple trees which will be pruned out and one very stressed tree will be removed.

Treasurer's Report:

The July finances were reviewed. The Association was \$16,655.00 under budget for the year. The Income and Expense Comparative Statement and History of Checks report were reviewed. A question and answer period followed.

The Aged Receivables report was reviewed.

Manager's Report:

The Top 10 List was reviewed.

The violation activity report was reviewed.

Old / New Business:

The upcoming Annual meeting and 2020 draft budget were discussed. The draft budget will be reviewed at next month's meeting.

There being no further business, the meeting was adjourned at 6:07 p.m.



Derek Patterson
Property Manager