

**The Courtyards at Quail Lake Homeowners Association, Inc.**  
**Board Meeting Minutes**  
**September 15, 2020**

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Due to the COVID-19 Stay at Home order, the 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 August meeting minutes.
- Approval of the August finances with a new CD being purchased at .89% for 2-years at ENT.
- Approval of 2021 Lawn contract.
- Approval of 2021 Trash contract.
- Approval of the 2021 Budget which provides for \$5/month dues increase.
- Approval of Fire Suppression repairs as noted from the yearly inspection.

The following items were reviewed:

- A bid for upgrading all 11 fire suppression cell communicators to LTE-cell and replacing 2 older Firelite MS panels. More bids are being sought.
- The yearly fire alarm and backflow inspection reports were reviewed. \* see above \*

The next scheduled meeting is the Annual meeting, to be held on October 20, 2020 at the Stratmoor Hills United Methodist church.



Derek Patterson  
Property Manager