

The Courtyards at Quail Lake Homeowners Association, Inc.

Board Meeting Minutes

August 26th, 2025

The meeting was held in person at the Stratmoor Hills United Church. The meeting was called to order at 5:30 PM.

Present at the meeting were:

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|---------------------|------------------|
| Jim Stroman | President |
| Ryan Paradise | Vice President |
| Doug Martin | Treasurer |
| Derek Patterson | Property Manager |
| Absent: Phill Watts | Secretary |

Before the meeting, a meeting packet was emailed to the Board.

Owners Forum / Hearings:

There were no Hearings nor any owner requests/suggestions.

President's Report:

Work is continuing to obtain a bid(s) for work at 1559 CH, from the RMG Engineering report.

Secretary's Report:

The July Board meeting minutes were approved as submitted.

Landscaping Report:

No new information to report.

Treasurer's Report:

Mr. Martin and Mr. Patterson presented the finance report. The Balance Sheet, Income Statement, and Cash Disbursement reports were reviewed as of July 31st. The Cash Disbursement Report was reviewed.

The Reserve investment accounts were reviewed.

The **Aged** Receivables report was reviewed.

Manager's Report:

The 2025 Project List was reviewed.

Compliance Review Report:

Notices were reviewed.

The draft Budget Meeting, Special Assessment, and Covenant Amendment notice was reviewed.

Western States Fire Protection submitted the yearly fire suppression and backflow bid, providing a three-year price lock. After a discussion, a motion was made to approve the bid for all three years, which carried 3-0 in favor.

Old Business:

An RCM emergency telephone call invoice for \$95.00 was reviewed, for Unit 1631 CH, relating to a report of wasps in the home. After a discussion, a motion was made to pass this fee onto the owner, noting this is not an emergency, which carried 3-0 in favor.

The yearly WSFP fire suppression system testing results were reviewed.

New Business:

Mr. Martin and Mr. Patterson reviewed the draft 2026 Budget, which provided for a 5% increase for next year. After a discussion, a motion was made to approve the budget, which carried 3-0 in favor.

Mr. Patterson reviewed the 2026 Lawn contract renewal. After a discussion, a motion was made to approve the contract, which carried 3-0 in favor.

Mr. Patterson reviewed the 2026 Snow Removal contract. After a discussion, a motion was made to approve the contract, which carried 3-0 in favor. Noted: 2" accumulation on streets and 3" on sidewalks.

Work is continuing to see if other insurance providers can be sought to possibly move away from Farmers.

The next meeting will be on September 16th.

There being no further business, the meeting was adjourned at 6:34 PM.



Derek Patterson
Property Manager