



**MEETING INFO**

<b>TOPIC:</b>	CT Homeowners Association Board Meeting Minutes
<b>DATE:</b>	10/17/22
<b>TIME:</b>	6:30 pm
<b>LOCATION:</b>	Zoom
<b>MINUTES BY:</b>	Richard Morrell, Secretary

**PARTICIPANTS**

<b>BOARD:</b>	<b>OTHER ATTENDEES:</b>
Aaron Mueller, President Paul Sheridan, Vice President Rich Warren, Treasurer Richard Morrell, Secretary Adam Jaffe, Director at Large	No other homeowners present.

**OPENING**

Call to order by Aaron Mueller	6:34 pm
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**SECRETARY'S REPORT (Ratify minutes from prior meetings)**

Motion by Aaron Mueller to approve October 3, 2022 board meeting minutes. Second by Rich Warren.	Passed Unanimously
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**MOTIONS**

1	Motion by Aaron Mueller to update our HOA insurance policy from \$20,000 to \$40,000 coverage for our corners. Motion was seconded by Adam Jaffe.	All in favor except for Rich Warren
2	Motion by Rich Warren to raise the CT Homeowners dues by 5% for 2023, second by Adam Jaffe. Dues will change from \$195 annually to \$205 annually. Payment will continue as a one-time payment for the year.	Passed Unanimously
3	Motion by Rich Warren to contract for initial consultation for arborist regarding the Sour Orange Trees maintenance going forward, cost \$250. Second by Adam and Paul.	Passed Unanimously

**GENERAL DISCUSSIONS**

1	In regards to replacing 9 dead Sour Orange Trees, Rich asked Saul to re-submit bids, not yet received.
2	Paul updated our HOA insurance by doubling our wall coverage to \$40,000. Cost for this additional coverage was \$303.00.  ✓ Action to remove the insurance cert from the website by Aaron has been completed.
3	Light Fixture Lens Discussion:  Aaron created an Order Form on the website for homeowners to purchase a White Lens for their home, also on the CT FaceBook page. Currently there have been 16 orders outside the Board Members.  The deadline to order is November 6, 2022.  ✓ Aaron will send out reminder notices on October 24th and October 31st.
4	Social Committee Activity:  Richard has a Social Committee Meeting scheduled for Thursday, November 3, 2022 at the home of Jeff and Polly Chapman. The committee will explore options for community involvement.



**GENERAL DISCUSSIONS**

5	<p>Nominating Committee:</p> <p>Richard Morrell and Adam Jaffe to create the form/communication to recruit prospective Board Member candidates for our upcoming election. Aaron Mueller to place the form on the CT website. To get out by the end of October.</p> <p>There was discussion as to who can run for office. Aaron to modify the current text on the CT website.</p> <p>✓ Richard / Adam to send email text to Aaron for email blast recruiting nominees.          ✓ Aaron to update some text on the recruitment form on the CT website.</p>
6	<p>Aaron asked for topics for our upcoming newsletter / assessment letter. Topics of consideration were and now assigned to Board Members for completion:</p> <ul style="list-style-type: none"> <li>• Installation options for the new lens for homeowners, second lens order <b>[Richard]</b></li> <li>• Backyard lighting guidelines <b>[Paul and Rich]</b></li> <li>• Outside wall appearance <b>[on HOLD]</b></li> <li>• Date of annual meeting <b>[Tuesday, January 24, 2023, virtual via ZOOM]</b></li> <li>• Raise annual dues? Explain why <b>[Rich]</b></li> <li>• Assessment letter for homeowners (by Tanya)</li> <li>• Board positions <b>[Adam, Richard, Aaron]</b></li> <li>• Website Email Sign-up reminder <b>[Aaron]</b></li> <li>• Reminder to Vote <b>[Aaron]</b></li> <li>• Letter from the Board <b>[Aaron, Paul]</b></li> <li>• Landscape news <b>[Rich]</b></li> <li>• Financial news <b>[Rich]</b></li> <li>• Food Drive Update <b>[Rich, Aaron]</b></li> <li>• Real-estate News <b>[Rich, Marty?]</b></li> </ul>

**LANDSCAPE REPORT**

1	<p>Rich reported some maintenance that needed to be performed on the corners involving the replacement of some irrigation timers, valves, electrical breakers and light sockets.</p> <p>At the corner of 66th and Air Libre there was a leak, valve was changed but there is still an issue. Timer was changed but still an issue. 2 of the 3 have been replaced in the last 2 months at \$300 each.</p> <p>Rich turned off the back flow timer on the north corner, the south corner is fine.</p>
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**LANDSCAPE REPORT**

2	Paul to consult with Moon Valley Nursery regarding continued maintenance of the Sour Orange Trees.
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**ARCHITECTURAL COMMITTEE**

1	<p>Discussed using landscape design companies for corner redesign. It was suggested that we don't need a professional design that would cost \$\$\$\$. We could get ideas from other community / shopping center corner signage and proceed with quotes from signage companies and painters for the corner walls. Will focus on plants / rock after the walls are painted with new Country Trace signage and signage lighting.</p> <p>✓ Richard and Paul to the action to drive around and take photos of other communities / shopping center signage to get ideas to use to narrow down the new Country Trace signage on the walls. They will provide photos of their findings to the Board.</p>
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**TREASURERS REPORT**

1	<p>Rich reported the following account balances:</p> <p>Checking: \$36,515 Savings: \$19,942</p>
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**CLOSING**

Next Meeting	Monday, November 14, 2022, 6:30 pm via ZOOM
Adjourned	8:16 pm