



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	11/14/22
TIME:	6:30 pm
LOCATION:	Home of Paul Sheridan
MINUTES BY:	Richard Morrell, Secretary

PARTICIPANTS

BOARD:	OTHER ATTENDEES:
Aaron Mueller, President Paul Sheridan, Vice President Rich Warren, Treasurer Richard Morrell, Secretary	No other homeowners present.

OPENING

Call to order by Aaron Mueller	6:51 pm
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SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller to approve October 17, 2022 board meeting minutes. Second by Rich Warren.	Passed Unanimously
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MOTIONS

1	None	
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GENERAL DISCUSSIONS

1	<p>Aaron asked for topics for our upcoming newsletter. Topics of consideration were and now assigned to Board Members for completion:</p> <ul style="list-style-type: none">• Installation options for the new lens for homeowners, second lens order [Richard]• Backyard lighting guidelines [Paul and Rich]• Outside wall appearance [on HOLD]• Date of annual meeting [Tuesday, January 24, 2023, virtual via ZOOM]• Raise annual dues? Explain why [Rich]• Board positions [Adam, Richard, Aaron]• Website Email Sign-up reminder [Aaron]• Landscape news [Rich]• Financial news [Rich]• Food Drive Update [Rich, Aaron]• Real-estate News [Rich, Marty?] <p>Aaron requests that this information be given to him by 11/25/22.</p>
2	<p>Annual Meeting / Election Mailer</p> <ul style="list-style-type: none">• Annual Meeting scheduled for January 24, 2023• Must mail Newsletter, Assessment, Election Ballot, Proxy, Return Envelope by December 24, 2022 <p>✓ Rich/Aaron - ask accountant to send assessments by December 6th. PDF files preferred for easy printing. 2023 Assessment should be due February 28, 2023.</p> <p>✓ Aaron to send email to homeowners from Nominating Committee to see if anyone would like to become a board member and be on the election ballot. Need to send email ASAP. Request homeowners fill out form prior to November 30, 2022 deadline.</p> <p>✓ Rich to send Aaron previous years ballot / proxy so Aaron can create for this year's election</p>
3	<p>Light Lens Orders for Homeowners</p> <p>35 orders have come in for the second production from homeowners. The Board discussed ordering 5 extra for any backup needed or if anyone missed the deadline that would want one. Homeowners are to pick up lens at Aaron's house.</p> <p>✓ Rich Action to Order 40 lenses</p>



LANDSCAPE REPORT

1	<p>Rich reviewed report on the Orange Trees from Carl Bogan with Trees for Needs. They are trees, not hedges. Rich inquired as to alternatives such as Hopseed (not the best). Orange Bells. Board inquired about Oleanders which Rich explained develop huge multi-trunks. Evergreens?</p> <p>If we keep the orange trees, it was recommended that we re-work the irrigation system and reduce the trimming frequency.</p> <ul style="list-style-type: none">✓ Paul sent pics to Moon Valley for suggestions, waiting on response.✓ Rich to check with Trees for Needs for further ideas.
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ARCHITECTURAL COMMITTEE

1	<p>Paul and Richard to explore local communities to gather ideas for community wall ideas for upcoming upgrades. They will provide photos of their findings to the Board.</p> <p>Richard emailed photos and suggested ideas for initial consideration. Aaron suggests that we pick up this discussion at a later date after immediate actions are completed regarding the newsletter, assessment, election ballot / proxy, and annual meeting are completed.</p>
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SOCIAL COMMITTEE

1	<p>Richard emailed minutes from the Social Committee meeting held on 11/3/22. They are planning a community event the last part of February. They have requested financial assistance from the board for basics to carry out the event. There was also discussion from the committee about a possible community yard sale next spring.</p> <ul style="list-style-type: none">✓ Details of this community event to be further discussed and Richard will report back to the Board.
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TREASURES REPORT

1	Rich reported the following account balances: Checking: \$36,704 Savings: \$19,942 Checking is inflated due to sale of Light Lens (actual is about \$26,000 - \$27,000).
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CLOSING

Next Meeting	Monday, November 28, 2022, 6:30 pm via ZOOM
Adjourned	8:51 pm