



**MEETING INFO**

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| <b>TOPIC:</b>      | CT Homeowners Association Board Meeting Minutes |
| <b>DATE:</b>       | 11/6/23   |
| <b>TIME:</b>       | 6:30 pm   |
| <b>LOCATION:</b>   | Zoom  |
| <b>MINUTES BY:</b> | Aaron Mueller, President                        |

**PARTICIPANTS**

| <b>BOARD:</b>   | <b>OTHER ATTENDEES:</b> |
|---|-------------------------|
| Aaron Mueller, President<br>Rich Warren, Treasurer<br>Richard Morrell, Secretary<br>Adam Jaffe, Member at Large |                         |

**OPENING**

|                                |         |
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| Call to order by Aaron Mueller | 6:35 pm |
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**SECRETARY'S REPORT (Ratify minutes from prior meetings)**

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| Motion by Aaron Mueller to approve October 9, 2023 board meeting minutes.<br>Second by Rich Warren. | Passed<br>Unanimously |
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**MOTIONS**

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| 1 | Motion by Rich to increase HOA dues by 5% (\$10) for 2024. The new 2024 HOA Due will be \$215. Second by Aaron Mueller. | Passed<br>Unanimously |
|---|---|-----------------------|



**GENERAL DISCUSSIONS**

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| 1 | <p>New White Light Lenses:</p> <ul style="list-style-type: none"><li>• 2 Lens sold</li><li>• 5 Lenses remaining. Getting inquires from website, but no additional sales.</li><li>• Few website inquires were looking for the metal light fixture since their home did not have one. Directed them to Matt Walsh who has one he can sell. Scott Morris may also have one.</li></ul>  |
| 2 | <p>Sent out email blast about Board Member Nominee's for upcoming election. 1 Position Available (Aaron Mueller).</p> <ul style="list-style-type: none"><li>• No website submissions as of this board meeting.</li></ul>  |
| 3 | <p>Aaron added some improvements to the website form notifications. Previously, not all board members were receiving emails from the website. New method will hopefully fix the issue.</p>  |
| 4 | <p>The Board will put together a December newsletter to be mailed with the HOA dues and Board member voting form. Newsletter topics and who's assigned are below.</p> <ul style="list-style-type: none"><li>• Outdoor Lighting - Adam/Aaron</li><li>• Food Drive Summary - Aaron</li><li>• Bulk Trash Pickup - Aaron</li><li>• Community Yard Sale - Richard</li><li>• Draining of Pools in Cleanouts - Rich</li><li>• Homeowner Spotlight - Richard</li><li>• Orange Tree Replacement - Rich</li><li>• Corner Update Plans - Paul</li><li>• Letter from the board - Adam</li><li>• 5% Dues increase - Rich</li></ul> |

**LANDSCAPE REPORT**

|   |  |
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| 1 | <p>The 16 dead sour oranges across 4 corners have been removed and replaced.</p>   |
| 2 | <p>Rich updated the watering schedule for the sour oranges to account for the cooler temperatures.</p> <p>✓ Rich to confirm the new sour oranges are getting enough water to soak the root ball.</p> |



**LANDSCAPE REPORT**

|   |   |
|---|---|
| 3 | Existing our oranges are in the process of being pruned. Half of them were completed by the landscaper the previous week. The remaining will be pruned this week. |
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**ARCHITECTURAL COMMITTEE**

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|---|--|
| 1 | <p>Corner Signage Font:</p> <ul style="list-style-type: none"><li>• Based on the voting, the new logo has been reduced down to the following two fonts: <u>Crimson Text</u> and <u>Tenor Sans</u></li><li>• Aaron provided renderings of these two fonts on a corner wall with a planter.</li></ul> <p>✓ Aaron has action to show the two logos on a corner wall <u>without</u> a planter.<br/>✓ Richard / Paul have the action to get new quotes from the sign companies.</p> |
| 2 | <p>Quotes on stucco repair and painting.</p> <ul style="list-style-type: none"><li>• Richard received a new quote that was very similar to the recent quote Paul received. Both included the cost to remove the planters.</li><li>• The Board currently has 2 good quotes from companies for this work. No additional quotes required.</li></ul> <p>✓ Richard and Paul have the action to confirm if previous quotes include painting the back side of the walls.</p>          |

**SOCIAL COMMITTEE**

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|---|--|
| 1 | Committee members held a non-HOA sponsored Halloween event. This event worked well.  |
| 2 | <p>Discussed doing a Country Trace community garage sale twice a year (spring / fall).</p> <p>✓ Richard will discuss with committee.</p> |



**TREASURER'S REPORT**

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|---|---|
| 1 | Rich reported the following account balances:<br>Checking: \$39,079<br>Savings: \$19,943  |
| 2 | AR Report: <ul style="list-style-type: none"><li>• Down to only one (1) homeowner not paid 2023 assessment.</li><li>• Homeowner has agreed to a payment plan.</li></ul> |

**CLOSING**

|              |  |
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| Next Meeting | Monday, December 4, 2023, 6:30 pm via ZOOM |
| Adjourned    | 8:32 pm                                    |