



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	12/4/23
TIME:	6:30 pm
LOCATION:	Zoom
MINUTES BY:	Aaron Mueller, President

PARTICIPANTS

BOARD:	OTHER ATTENDEES:
Aaron Mueller, President Rich Warren, Treasurer Paul Sheridan, Vice President Adam Jaffe, Member at Large	

OPENING

Call to order by Aaron Mueller	6:33 pm
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SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller to approve November 6, 2023 board meeting minutes. Second by Rich Warren.	Passed Unanimously
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MOTIONS

1	None	
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GENERAL DISCUSSIONS

1	<p>New White Light Lenses:</p> <ul style="list-style-type: none">• 3 Lens sold• 4 Lenses remaining. Getting inquires from website, but no additional sales.
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">• No website submissions as of this board meeting.• Aaron will be re-running on the ballot
3	<p>Discussed changing the annual assessment due date to January 31, 2024. This still provides at least 30 days notice from when assessments are mailed out. All board members agreed.</p> <ul style="list-style-type: none">• Rich action to let Accountant know to put January 31, 2024 due date on all assessments.
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">• Outdoor Lighting - REMOVED• Food Drive Summary - Aaron• Bulk Trash Pickup - Aaron• Community Yard Sale - REMOVED• Draining of Pools in Cleanouts - Rich• Homeowner Spotlight - POSTPONE TO SUMMER NEWSLETTER• Orange Tree Replacement - Rich• Corner Update Plans - Paul• Letter from the board - Adam• 5% Dues increase - Rich
5	<p>Paul brought up the topic of cars speeding down 68th Street. Other board members agreed they noticed a lot of speeding as well. Discussed the following possible solutions:</p> <ul style="list-style-type: none">• Requesting additional speed limit signs from city• Purchasing / adding a sign with speed radar check <p>✓ Paul took the action to look into these options.</p>
6	<p>Discussed the date for the Annual Meeting. It will be Tuesday, January 23rd at 6:30 PM.</p>



LANDSCAPE REPORT

1	<p>Rich had the action to confirm the sour oranges are getting enough water to soak the root ball on all corners since there seemed to possibly be an issue at the corner of Richard's house.</p> <ul style="list-style-type: none">• Appears to be an issue with the timer on the corner of 67th St and Paradise Lane. Need to get a quote from landscaper to fix.
2	

ARCHITECTURAL COMMITTEE

1	<p>Corner Signage Font:</p> <ul style="list-style-type: none">• 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>• Aaron provided renderings of these two fonts on a corner wall with a planter and without a planter• Next step is to get quotes of the final design. <p>✓ Aaron has action to finalize the artwork and send to Paul so he can get quotes. ✓ Paul has 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">• Richard received a new quote that was very similar to the recent quote Paul received. Both included the cost to remove the planters.• The Board currently has 2 good quotes from companies for this work. No additional quotes required.• No further actions at this time. Waiting for quotes on signage to determine go forward plan.

SOCIAL COMMITTEE

1	<p>Richard discussed doing a Country Trace community garage sale twice a year (spring / fall) with Social Committee. Not a lot of interest.</p> <p>Social committee members expressed desire to end the social committee since there wasn't a lot of success holding community events.</p>
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TREASURER'S REPORT

1	Rich reported the following account balances: Checking: \$28,639 Savings: \$19,943
2	AR Report: <ul style="list-style-type: none">• Down to only one (1) homeowner not paid 2023 assessment.

CLOSING

Next Meeting	Tuesday, January 16, 2024, 6:30 pm via ZOOM
Adjourned	7:37 pm