



**MEETING INFO**

<b>TOPIC:</b>	CT Homeowners Association Board Meeting Minutes
<b>DATE:</b>	2/13/23
<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 Paul Sheridan, Vice President Rich Warren, Treasurer Adam Jaffe, Director at Large	No other homeowners present.

**OPENING**

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

None, previous meeting was Annual Meeting	
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**MOTIONS**

1	Motion by Aaron Mueller to send email to community members regarding the 2023 election results. Paul Second - All in Favor	Passed Unanimously
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**MOTIONS**

2	Motion by Rich Warren to keep board positions the same in 2023. Paul Second - All in Favor	Passed Unanimously
3	Motion by Rich Warren to keep the same committee positions the same in 2023. Paul Second - All in Favor	Passed Unanimously

**GENERAL DISCUSSIONS**

1	Newsletter / Election / Assessment Mailer: <ul style="list-style-type: none"><li>• 3 total envelopes returned.</li><li>• Rich reached out to homeowners. Hand delivered one and mailed to correct address remaining one.</li></ul>
2	New White Light Lenses: <ul style="list-style-type: none"><li>• 2 remaining extra lens that can be sold to homeowners that missed bulk purchase</li></ul>
3	General discussion about posting the annual meeting presentation on website. ✓ Aaron has Action to post PDF copy of annual meeting on website.
4	General discussion about filing annual report which is due April 15, 2023 ✓ Adam has Action to file 2022 Annual Report prior to April 15, 2023 deadline.

**LANDSCAPE REPORT**

1	Discussed getting a quote to replace sour oranges on one corner (SW corner of 66 <sup>th</sup> St and Kings) where most of the sour orange trees have died. Plan is to replace with Indian Laurel which is similar looking but lower cost and easier to maintain than sour orange trees. Replacement of Sour Orange trees on corners would be 'as needed' depending on how many sour oranges have died.  ✓ Rich & Paul have Action to get quotes.
2	The irrigation system (valves & plumbing) on the corners is very outdated. It was discussed that it might make sense to replace when replacing all the sour orange trees with Indian Laurel.



**LANDSCAPE REPORT**

	✓ Rich has Action to get a quote from landscaper to replace irrigation on one corner (SW corner of 66 <sup>th</sup> St and Kings)
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**ARCHITECTURAL COMMITTEE**

1	Corner Signage: <ul style="list-style-type: none"><li>• Paul is having issues getting quotes from signage companies originally reached out to.</li></ul> ✓ Paul has Action to continue searching for more companies to get quotes from.
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**SOCIAL COMMITTEE**

1	No Updates
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**TREASURE'S REPORT**

1	Rich reported the following account balances: Checking: \$44,297 Savings: \$19,943
2	Accountant wants to increase fee's from \$263/mo to \$900/mo. Need to look at switching to new, lower cost accountant / book keeper. <ul style="list-style-type: none"><li>• Rich reached out to see if they would lower their quote. They would not. Plan is to use current account until board can get a new accountant in place.</li></ul> ✓ Rich & Aaron action to get quotes from new accountants / book keepers.
3	AR Report: <ul style="list-style-type: none"><li>✓ 60 Homeowners remaining to pay 2023 assessment = \$15,640</li><li>✓ Rich has Action to have accountant turn back on emails regarding Assessment Dues</li></ul>



**CLOSING**

Next Meeting	Monday, March 20, 2023, 6:30 pm via ZOOM
Adjourned	7:44 pm