



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	3/20/23
TIME:	6:30 pm
LOCATION:	Zoom
MINUTES BY:	Aaron Mueller, President

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	6:36 pm
--------------------------------	---------

SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller to approve February 13, 2023 board meeting minutes. Second by Rich Warren.	Passed Unanimously
--	--------------------

MOTIONS

1	None	
---	------	--



GENERAL DISCUSSIONS

1	Election Results Email Language: <ul style="list-style-type: none">• “The board has elected the following officer positions for 2023”
2	New White Light Lenses: <ul style="list-style-type: none">• 1 remaining extra lens that can be sold to homeowners that missed bulk purchase
3	Discussion regarding a Historical Designation for a community. <ul style="list-style-type: none">• It must be 50 years old• Cuts property tax in half!• Country Trace is only ~40 years old. Something to revisit in 10 years.

LANDSCAPE REPORT

1	<p>Continued discussion regarding replacing sour oranges on one corner (SW corner of 66th St and Kings) where most of the sour orange trees have died. Now landscapers are recommending Hopseed 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.</p> <p>Paul received 2 quotes, but only for the larger sizes. Need to get quotes for the smaller size and also investigate pricing from Home Depot</p> <ul style="list-style-type: none">• Rich & Paul have Action to get additional quotes.
2	<p>The irrigation system (valves & plumbing) on the corners is very outdated.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 Hopseed.</p> <ul style="list-style-type: none">• Rich has Action to get a quote from landscaper to replace irrigation on one corner (SW corner of 66th St and Kings), but waiting until we have a decision on the plants we are replacing with. We could also have the landscaper quote planting the Hopseed if we purchase from Home Depot.

ARCHITECTURAL COMMITTEE

1	Corner Signage:
---	-----------------



	<ul style="list-style-type: none">• Paul is having issues getting quotes from signage companies originally reached out to. He is reaching out to some new companies to get quotes.• Paul has Action to continue searching for more companies to get quotes from.
2	<p>There was discussion about removing the planters, re-stuccoing and painting the walls when we do the new signage.</p> <ul style="list-style-type: none">• Richard and Paul have the action to get some quotes to perform this work.

SOCIAL COMMITTEE

1	No Updates
---	------------

TREASURE'S REPORT

1	<p>Rich reported the following account balances:</p> <p>Checking: \$52,847 Savings: \$19,943</p>
2	<p>Still looking for a new accountant due to the fee increase from \$263/mo to \$900/mo.</p> <p>✓ Rich & Aaron action to get quotes from new accountants / book keepers.</p>
3	<p>HOA 2022 Taxes:</p> <p>✓ Rich has an appointment with H&R Block to prepare taxes on March 15th. Returns should be ready to file around 2 weeks after (end of March).</p>
4	<p>AR Report:</p> <ul style="list-style-type: none">• No Update this month from Accountant



CLOSING

Next Meeting	Monday, April 17, 2023, 6:30 pm via ZOOM
Adjourned	7:48 pm