



MEETING INFO

TOPIC:	CT Homeowners Association Monthly Meeting Minutes
DATE:	3/22/22
TIME:	6:33 pm - 8:07 pm
LOCATION:	Zoom
MINUTES BY:	Richard A Morrell, Secretary

PARTICIPANTS

BOARD:	OTHER ATTENDEES:
Aaron Mueller - President Paul Sheridan - Vice President Rich Warren - Treasurer Richard Morrell - Secretary Adam Jaffee - Director at Large Ted Frederick - Advisory, non-voting	No other members present.

OPENING

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

Richard motioned to approve the March 8, 2022 board meeting minutes, Adam seconded	Passed Unanimously
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MOTIONS

1	Discussion to have Aaron Mueller rebrand our website to make it more user friendly and modern. Richard motioned for Aaron to rebrand our website, Paul seconded.	Passed Unanimously
2	Aaron motioned for Adam Jaffe to chair the Nominating Committee, Rich seconded. Committee Member changes: Add Richard Morrell	Passed Unanimously
3	Aaron motioned for Paul Sheridan to chair the Architectural Committee, Rich seconded.	Passed Unanimously
4	Aaron motioned to dissolve the Finance Committee, Rich seconded.	Passed Unanimously
5	Aaron motioned for Rich Warren to chair the Landscape Committee, Richard seconded. Committee Member changes: Remove Joe & Sterling. Add Aaron Mueller	Passed Unanimously
6	Aaron motioned for Richard Morrell to chair the Social Committee, Rich seconded. Committee Member changes: Add Adam Jaffee	Passed Unanimously

GENERAL DISCUSSIONS

1	<p><u>LANDSCAPE COMMITTEE:</u></p> <ul style="list-style-type: none"> • Rich mentioned from last meeting that any dead orange tree replacement would be with Hopseed. He is waiting on a bid from the landscaper. • Rich has the action to schedule back flow prevention testing. • Rich would like to have an upcoming landscape committee meeting to discuss updates to the 14 corners including, paint, lettering options, and planter box removal. <ul style="list-style-type: none"> ○ Corner renovations will take place in stages as the budget allows. ○ Aaron has design options with new logo for corner renovation. ○ Ted has updated corner renderings from previous design company. Ted will forward information from Zach (design company) on renderings. ○ Adam mentioned the need to see CT signage as you drive north on 68th Street as an option.
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GENERAL DISCUSSIONS

2	<p><u>ARCITECTURAL COMMITTEE:</u></p> <ul style="list-style-type: none">• There was a request for a shed, homeowner changed mind after reviewing city regulations.• Dwayne Collier reported a parking issue of a vehicle in the driveway and trash can issues.• Toy Hauler issue resolved.
3	<p>Aaron Mueller now has authorization with Chase Bank to handle CT finances. Paul Sheridan will be authorized once he meets with the bank.</p>

TREASURES REPORT

1	<p><u>2021CT Tax Filing</u></p> <ul style="list-style-type: none">• The board understood that Tanya’s accounting firm would create and file our taxes.• This was a mis-understanding as Tanya has confirmed that they do not create / file taxes, they only provide the necessary documentation to support creating / filing taxes.
2	<p><u>HOA Dues Payment Discussion</u></p> <ul style="list-style-type: none">• Rich has received HOA payments via mail and made deposits to CT checking account.• 47 homeowners currently delinquent on annual dues. Tanya could not give a report on this at this time.• Long-term delinquent accounts (2 homeowners):<ul style="list-style-type: none">○ Possibly may need to involve CT Law Firm (Javier)○ Adam suggested that Javier had given us 3 plans to work with, Ted to send those to board members.○ Tanya sent certified letters to delinquent accounts; both were returned.○ The board to re-evaluate our next step, process server before legal action.
3	<p>When Ted removed himself from a user on the CT Checking Account at Chase Bank it also removed Tanya (account) as a user.</p> <p>✓ Aaron took the action to add Tanya as a user on the CT HOA bank account.</p>
4	<p>Aaron Mueller changed our savings account to a FREE account with Chase Bank. Previous account had a monthly service fee.</p>



CLOSED SESSION – X:YY PM

1	NO Closed Session Discussions
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CLOSING

Next Meeting	April 26, 2022 at 6:30 pm via Zoom
Adjourned	8:07 pm