



MEETING INFO

TOPIC:	CT Homeowners Association Monthly Meeting Minutes
DATE:	4/26/22
TIME:	6:41 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 Ted Frederick - Advisory, non-voting	Sandy Wilson

OPENING

Call to order by Aaron Muller	6:41 pm
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SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller, President to approve Special board meeting minutes April 5, 2022, seconded by Rich Warren.	Passed Unanimously
Motion by Aaron Mueller, President to approve March 22, 2022 Monthly Board Minutes, seconded by Rich Warren.	Passed Unanimously



MOTIONS

1	None	
2		
3		

GENERAL DISCUSSIONS

1	<p>Discussed if accountant was responding to website form inquires for title packages. Aaron wasn't seeing responses.</p> <ul style="list-style-type: none">✓ Aaron took the action to verify all website forms send a copy to support@countrytracehoa.com.✓ Rich took the action to reach out to Tanya to ensure that Rich and Aaron are copied on responses to website forms related to Title / Tax inquires handled by the accountant.
2	<p>Follow up discussion regarding the compliant about the camper parked in yard. Course of Action: 1) reach out 1:1 w/Homeowner. If not successful, can send certified letter. (Handle on case by case issue.) Rich Warren provided history of this issue with homeowner.</p> <ul style="list-style-type: none">✓ Paul took the action to reach out to the homeowner.
3	



LANDSCAPE REPORT

1	<p>Rich got quote from Saul to replace orange trees with Hopseed. 66th and Kings corner South corner would cost \$2280, North corner would cost \$3000. To do all corners would be around \$42K.</p> <p>Discussion of what size of Hopseed would be planted, how this could be of concern for the homeowners who reside at those corners. Would we attempt to replace with larger plants to speed up any privacy concerns for the homeowners. Could possibly give homeowners who live on corners the option to pay for difference of larger plants.</p> <p>Aaron recommended let's look at the big picture first before making updates.</p> <p>✓ Rich took the action to schedule a Landscape Committee meeting.</p>
2	<p>Ted mentioned he has rendering images from previous landscape designer.</p> <p>✓ Ted took the action to email rendering for the corners to board members.</p>

ARCHITECTURAL COMMITTEE

1	<p>Paul is asking for direction in leading this committee. Ted reported that there has been no meeting since about June of last year, suggests perhaps that Paul set up a meeting of the committee members. Paul inquired of the emails of those members.</p>
2	<p>Rich discussed weed concerns on Aire Libre, Kings Ave (empty). Matt Walsh has helped. The city can get involved, HOA can get involved.</p>
3	<p>Aaron mentioned that we have people whose house needs to be painted. It was suggested that we get a list of said homes and have Paul send a letter to the homeowners.</p>
4	<p>Rich brought up Short Term Rentals inquiring do we want to address this issue again as more homes are becoming STR's. Paul mentioned that in Chicago only a certain percentage were allowed for STR's. Ted suggested that we try to compile a list of STR's in CT.</p>



FINANCE REPORT

1	Rich reports that several people are paying by credit card, Connie had not sent an updated report yet of how many are outstanding. We have \$19,941 in our Reserve Account and \$48,925 in our Operating Account.
2	Rich reached out to Micky at Javier's office. The plan is for Javier to reach out to the two delinquent homeowners. Aaron asked Rich if he could make sure to have Tanya to send a report before our next meeting as they general send that to us.
3	Rich filed our association taxed through H&R Block. There was a \$50.00 riling fee to the stated, \$0.00 Federal Fee. \$250.00 fee to file with H&R Block.

CLOSED SESSION – X:YY PM

1	There were NO Closed Session Discussions
2	

CLOSING

Next Meeting	Tuesday, May 31, 2022, 6:30 pm via ZOOM
Adjourned	8:01 pm