



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	5/31/22
TIME:	6:30 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 Jaffe, Director at Large	No other homeowners present.

OPENING

Call to order by Aaron Mueller	6:32 pm
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SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller to approve April 26, 2022 board meeting minutes by Secretary, Richard Morrell. Seconded by Rich Warren.	Passed Unanimously
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MOTIONS

1	Homeowner with largest past due balance. Board discussed that we file with attorney and that homeowner pay fees. Motion by Rich to proceed; second by Adam.	Passed Unanimously
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GENERAL DISCUSSIONS

1	Rich discussed accountants response to title packages requests. No Actions.
2	<p>Paul gave update on Camper issue with homeowner. He reached out to her, offered options to comply with CC&R's. Board discussed several ways to approach this. Decision to present to homeowner to have a Plan in place in 30 days (by July 1, 2022) and to Execute the Plan 60 days later (by September 1, 2022).</p> <p>✓ Paul to the Action to reach back out to the homeowner with this information.</p>
3	<p>Discussion to produce a CT Homeowners Association summer Newsletter. Aaron and Richard will collaborate to produce this.</p> <p>Topics for consideration are:</p> <ul style="list-style-type: none">• Painting Homes• What happens if homeowners don't pay HOA dues• Social Committee• Dates for bulk pick up for the next 12 months• Reminder for annual food drive• Ask Marty M for real-estate market report for our area <p>Discussion of cost to mail. Aaron mentioned doing an email blast as well.</p> <p>✓ Aaron to the Action to price alternate printing options</p>

LANDSCAPE REPORT

1	<p>Rich conducted a landscape committee meeting on 5/25/22.</p> <p>Main discussion related to the replacement of the orange acrylic lenses on the corners. He has been in contact with a couple vendors, i.e., Central Plastics (Ron) and Arizona Plastics (Dan). Rich is exploring samples and prototypes as well as costs. First quote came back at \$350 ea lens. Waiting on second quote.</p> <p>It was recommended by Aaron that we should come up with a plan for the corners overall appearance before we make a decision on light replacement.</p> <p>Rich will also be looking for another company to do some new renderings for the corners.</p>
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LANDSCAPE REPORT

2	Rich discussed Back Flow preventers require testing once per year. That was done last Wednesday at the cost of \$485.00. Two of the test failed. Rich is getting a quote on the repairs. Location of failure are Beverly Lane & 68th Street; Sandra Terrace and 66th Street.
3	Irrigation repair was needed at 67th St and Paradise at the cost of \$225.00. Repair needed at 66th Street and Sandra Terrace, may need to replace the main line including digging under the wall (Estimated cost \$450.00).

ARCHITECTURAL COMMITTEE

1	<p>Previous discussion of some homes needing a fresh coat of paint. Paul has been working on a draft letter to address this issue. Later suggested that we begin with an article in our upcoming newsletter to encourage homeowners maintain exterior house appearance in order to add to our home values.</p> <ul style="list-style-type: none">✓ Paul took the Action to send the draft letter to board members.✓ Paul took the Action to set a meeting with the Architectural Committee members.
2	

TREASURES REPORT

1	<p>Rich reported the following account balances:</p> <p>Checking: \$49,987 Savings: \$19,941</p>
2	<p>Rich reported there are 23 total residents past due on their homeowners fees, totaling \$6092. Accountant will continue to send past due notices.</p>
3	



CLOSING

Next Meeting	Tuesday, June 21, 2022, 6:30 pm via ZOOM
Adjourned	8:04 pm