



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	5/31/23
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 Adam Jaffe, Director at Large	No other homeowners present.

OPENING

Call to order by Aaron Mueller	6:35 pm
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SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller to approve April 17, 2023 board meeting minutes. Second by Rich Warren.	Passed Unanimously
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MOTIONS

1	Motion to replace the 16 dead sour orange trees with new sour orange trees in 15 gallon size. Quote is \$6400 for materials and labor. Will wait until fall to replace. Second by Aaron Mueller.	Passed Unanimously
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GENERAL DISCUSSIONS

1	<p>New White Light Lenses:</p> <ul style="list-style-type: none">• 0 remaining extra lens that can be sold to homeowners that missed bulk purchase• Barclay is ordering the same white lens for their community. Discussed adding on to their order to have some extra for people in Country Trace to order. We already have one person who would like to buy one. Agreed to purchase 7 new white lens to sell to Country Trace Homeowners. <p>✓ Aaron has action to draft up web order form again and also do a door flyer for those homes that do not have the new light lens.</p> <p>✓ Also discussed sending another email to community members to purchase lens</p>
2	<p>Bee's were reported at the corner of 68th & Aire Libre. Rich contacted the previous company that the HOA used and scheduled the removal of the bee hive (May 30th). The cost was \$240.</p>
3	<p>Discussed sending out a Summer Newsletter. Proposed Topics below:</p> <ul style="list-style-type: none">• Painting / Stucco homeowner walls facing streets - PAUL• Weeds (Reminder of City Code) - RICH• Trash (Reminder of the new pickup day and bin placement/removal) - AARON• Lighting (Reminder for outdoor lights) - ADAM / AARON• Light Lens (New order window) - AARON• Sour Oranges (Plan to replace dead ones) - RICH• Homeowner Spotlight (Identify a homeowner who did a remodel) - RICHARD• Corner update brief - PAUL / RICHARD

LANDSCAPE REPORT

1	<p>Continued discussion regarding replacing dead sour orange trees on corners. 16 sour oranges need to be replaced.</p> <ul style="list-style-type: none">• 15 gallon sour oranges are \$185 each• Total cost to replace all 16 is \$6400 for material and labor• Wait until fall to plant since its already getting too hot
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ARCHITECTURAL COMMITTEE

1	Corner Signage: <ul style="list-style-type: none">• Board decided to meet at 68th and Grandview to discuss signage options on Wednesday, June 7th at 6:30pm <p>✓ Aaron has action to print mock signage to visually see the size and placement.</p>
2	Additional discussion about removing the planters, re-stuccoing and painting the walls when we do the new signage. Additional discussions regarding doing smooth stucco and removing the planters. <p>✓ Richard and Paul have the action to get some quotes for painting, stucco and planter removal.</p>

SOCIAL COMMITTEE

1	Richard will be setting up a meeting for Fall Event.
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TREASURE'S REPORT

1	Rich reported the following account balances: Checking: \$52,715 Savings: \$19,943
2	AR Report: <ul style="list-style-type: none">• Down to only two (2) homeowners not paid 2023 assessment. <p>✓ Rich has the action to contact homeowners.</p>

CLOSING

Next Meeting	Monday, June 26, 2023, 6:30 pm via ZOOM
Adjourned	8:20 pm