



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	6/26/23
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	6:34 pm
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SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller to approve May 31, 2023 board meeting minutes. Second by Paul Sheridan.	Passed Unanimously
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MOTIONS

1	None	
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GENERAL DISCUSSIONS

1	<p>New White Light Lenses:</p> <ul style="list-style-type: none">• Discussed how to sell the additional 7 pcs purchased. <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> <p>✓ Will also add information in the Summer newsletter</p>
3	<p>Discussed sending out a Summer Newsletter. Proposed Topics below. Goal is to finish the newsletter in July and mail beginning of August.</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>All sour oranges were fertilized as recommended by the arborist. This to be done twice per year. Watering times were also increased for the summer heat.</p>
2	<p>Backflow values were tested on June 15 and all passed.</p>

ARCHITECTURAL COMMITTEE

1	<p>Corner Signage:</p> <ul style="list-style-type: none">• Still working on mockups for final review. Decreasing the overall size and increasing the font thickness of "Trace" for readability. <p>✓ Aaron has action to print mock signage to visually see the size and placement.</p>
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ARCHITECTURAL COMMITTEE

2	Still working quotes on stucco repair and painting. Might be able to sell back the rip-rap as well to offset some costs. ✓ Richard and Paul have the action to continue getting quotes for painting, stucco and planter removal. Currently only have 1 quote.
3	Discussed the possibility of a special assessment to help offset the costs of updating the corners. ✓ Adam was assigned the action to look into this pertaining to the HOA Bylaws and CC&Rs.

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: \$50,377 Savings: \$19,943
2	AR Report: <ul style="list-style-type: none">• Down to only two (2) homeowners not paid 2023 assessment.• 1 of the homeowners is selling, so their past due assessments will be paid with the sale of the home.

CLOSING

Next Meeting	Monday, July 17, 2023, 6:30 pm via ZOOM
Adjourned	8:04 pm