



**MEETING INFO**

<b>TOPIC:</b>	CT Homeowners Association Board Meeting Minutes
<b>DATE:</b>	7/17/23
<b>TIME:</b>	6:30 pm
<b>LOCATION:</b>	Zoom
<b>MINUTES BY:</b>	Aaron Mueller, President

**PARTICIPANTS**

<b>BOARD:</b>	<b>OTHER ATTENDEES:</b>
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	6:34 pm
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**SECRETARY'S REPORT (Ratify minutes from prior meetings)**

Motion by Aaron Mueller to approve June 26, 2023 board meeting minutes. Second by Rich Warren.	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"><li>• 7 pcs were completed, to be delivered to Rich</li><li>• Will store at Aaron's until sold</li></ul> <p>✓ Aaron has action to draft up web order form again. ✓ Richard Action to buy 7 light bulbs</p>
3	<p>Discussed finalizing the Newsletter content.</p> <ul style="list-style-type: none"><li>• Try to get in a short brief on outdoor lighting</li><li>• Add photos of sour oranges</li><li>• Homeowner spotlight will be Sandy</li><li>• Add Bulk Trash pickup if it will fit</li></ul>

**LANDSCAPE REPORT**

1	<p>Few corners are having water issues, don't appear to be watering enough.</p> <ul style="list-style-type: none"><li>• Rich Action to get with Saul (landscaper) to investigate</li></ul>
2	

**ARCHITECTURAL COMMITTEE**

1	<p>Corner Signage:</p> <ul style="list-style-type: none"><li>• Still working on mockups for final review.</li></ul> <p>✓ Aaron has action to increase the width of 'TRACE' to 0.75" and send out again for review</p>
2	<p>Still working quotes on stucco repair and painting. Might be able to sell back the rip-rap as well to offset some costs.</p> <p>✓ Richard and Paul have the action to continue getting quotes for painting, stucco and planter removal. Currently only have 1 quote.</p>



**ARCHITECTURAL COMMITTEE**

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.
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**SOCIAL COMMITTEE**

1	No Updates
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**TREASURE'S REPORT**

1	Rich reported the following account balances:  Checking: \$49,117 Savings: \$19,943
2	AR Report: <ul style="list-style-type: none"><li>• Down to only two (2) homeowners not paid 2023 assessment.</li><li>• 1 of the homeowners is selling, so their past due assessments will be paid with the sale of the home.</li></ul>

**CLOSING**

Next Meeting	Monday, August 21, 2023, 6:30 pm via ZOOM
Adjourned	8:01 pm