



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	7/21/26
TIME:	6:30 pm
LOCATION:	Zoom
MINUTES BY:	Aaron Mueller, President

PARTICIPANTS

BOARD:	OTHER ATTENDEES:
Aaron Mueller, President Rich Warren, Treasurer Paul Sheridan, Vice President	

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 16, 2026 board meeting minutes. Second by Paul Sheridan.	Passed Unanimously
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MOTIONS

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**GENERAL DISCUSSIONS**

1	New White Light Lenses: • Currently have 5 homeowners on the waiting list for when we make another purchase. Discussed minimum order is 10 pieces. Will place order when we have at least 5 homeowners interested. ✓ UPDATE 5/6: Rich received quote from manufacture. He has 3 left over. Quote for 11 was \$1147 (\$104.20 each). Would need to get light bulbs as well (~\$15 each). Rich will place an order for 11 pcs. ✓ UPDATE 6/10: Rich placed order on May 7. Should be completed NLT June 20. ✓ UPDATE 7/22: Plan to pickup on Friday August 1, 2025. ✓ UPDATE 8/19: Lenses have been picked up. Aaron Action to email the 5 homeowners that are interested. ✓ UPDATE 9/16: Sold 4 light lenses. Aaron will send out email blast to homeowners for remaining lenses. ✓ UPDATE 11/18: Sold 6 light lenses. Add ad to Newsletter. ✓ UPDATE 12/9: No updates ✓ UPDATE 1/13: 2 Additional lens sold. 3 Remaining. ✓ UPDATE 2/10: No updates ✓ UPDATE 3/10: No updates. 3 Remaining. ✓ UPDATE 4/7: No updates. 3 Remaining. ✓ UPDATE 5/12: No updates. 3 Remaining. ✓ UPDATE 6/16: Sold 1. 2 Remaining. ✓ UPDATE 7/21: No change.
2	Board member Adam Jaffe submitted is resignation effective April 11. ✓ NEW 5/6: Aaron action to send email to homeowners asking for interest in filling the open position. Aaron will send draft email to board for review. ✓ UPDATE 6/10: Richard Morrell has also tendered his resignation effective end of July. Aaron sent draft email to board to review. Board reviewed and agreed to send in July. ✓ UPDATE 7/22: Aaron sent email on July 22. ✓ UPDATE 8/19: No response from community members. Rich will try to reach out to newer homeowners (in the last 2 years) to see if they are interested. ✓ UPDATE 9/16: Rich still working on list of new homeowners to contact. ✓ UPDATE 11/18: Rich and Aaron reaching out to a few homeowners. Include in newsletter. ✓ UPDATE 12/9: No updates. Same action as previous meeting. ✓ UPDATE 1/13: No updates. ✓ UPDATE 2/10: Aaron action to send another email to homeowners. ✓ UPDATE 3/10: No response from email blast. ✓ UPDATE 4/7: Need to come up with new ideas to recruit board members ✓ UPDATE 5/12: Talk to new homeowners to see if they are interested.

**GENERAL DISCUSSIONS**

	✓ UPDATE 6/16: Continue to talk to new homeowners. ✓ UPDATE 7/21: New homeowner reached out and expressed interest in the board. Plan to setup up interview on July 29th, @ 6:30 pm.
3	HOA Insurance - American Family is no longer insuring HOA common areas. Insurance broker is looking for other options. ✓ NEW 6/10: Paul working it with agent. ✓ UPDATE 7/22: Paul still working a quote with new agents. Policy expires in August. ✓ UPDATE 8/19: Paul Action to get policy in place with Farmers. ✓ UPDATE 9/16: Policy is in place for 6 months. Paul action to look for additional options with lower rates going forward. ✓ UPDATE 11/18: Policy is in place for 6 months. Paul action to look for additional options with lower rates going forward. Revisit in February 2026. ✓ UPDATE 2/10: Farmers policy has gone up to ~ \$3500/year. Paul talking to Mahoney Insurance for a new quote. ✓ UPDATE 3/10: Paul still working quote from Mahoney. ✓ UPDATE 4/7: No update. ✓ UPDATE 5/12: Expiration is August 25th. Paul action to revisit in July to get new quotes. ✓ UPDATE 7/21: Paul will be looking for new quotes.
4	Bulk Trash Dates - Homeowners are asking about the bulk trash dates ✓ NEW 6/16: Aaron Action to put Bulk Trash dates on the website. (Sep 4 and Dec 4) ✓ UPDATE 7/21: Action Complete.
5	Parking of covered car in Driveway - Noticed homeowner has what appears to be a broken down car in driveway with a tarp over it. ✓ NEW 6/16: Rich Action to reach out to homeowner to ask them to move the car to the garage or remove from property. ✓ UPDATE 7/21: If car is not moved by next meeting, we will send violation notice.

LANDSCAPE REPORT

1	Corner lights on 68th Street and Grandview are not working on the South corner and North corner. ✓ NEW 9/16: Plan to meet with electrician the week of September 29th to address the issue.
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LANDSCAPE REPORT

	✓ UPDATE 11/18: The issue was just a tripped breaker that needs to be replaced. Aaron will look into replacing it in November. ✓ UPDATE 12/9: No update - try to replace in December. ✓ UPDATE 1/13: No update - try to replace in January. ✓ UPDATE 2/10: No update - try to fix in February / March. ✓ UPDATE 3/10: No update - try to fix in March / April. ✓ UPDATE 4/7: No update - try to fix in April / May. ✓ UPDATE 5/12: No update - try to fix in May / June. ✓ UPDATE 6/16: No update - try to fix with installation of signage. ✓ UPDATE 7/21: No update
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ARCHITECTURAL COMMITTEE

1	Discussed the following phased approach to the corner updates based on allocated capital improvements budget: • Phase I: Plan is to proceed with the Stucco repair and painting - COMPLETE • Phase II: Add the new Country Trace signage - 2026 - IN WORK • Phase III: Updating the landscaping in front of the walls - 2027
2	Corner Signage: • NEW 8/19: Paul Action to get quotes. Received a few quotes, need to keep working with sign companies to get pricing down. • UPDATE 9/16: Paul still working quotes. • UPDATE 11/18: Paul will get official quote from The Sign Co for all 7 corners including renderings. Aaron needs to send final artwork after the vote. • UPDATE 12/9: Aaron to send Paul final artwork. Paul to setup meeting with contractor to walk through each corner to verify quote is complete. • UPDATE 2/10: Contract negotiations complete. Paul action to get a few more revisions on the spec sheet (letter dimensions, light color / brightness). Would like to get photos of existing letters from previous jobs. Aaron action to re-look at logo letter width. • UPDATE 3/10: Contract signed and deposit made. Cut sheet delivered and board members viewed on the wall. Permit costs have gone up \$210 per corner, total cost increase of \$1470 for 7 corners. • UPDATE 4/7: 4 of 7 permits have been approved. The cost of the permits has gone up since original quote. • UPDATE 5/12: 4 of 7 permits have been approved. Should be getting remaining permits approved this week. • UPDATE 6/16: 4 of 7 permits have been approved. Should be getting remaining permits approved this month. Contractor might be open to starting on the 4 now.



ARCHITECTURAL COMMITTEE

	• UPDATE 7/21: 5 of 7 permits have been approved. Paid contractor downpayment to start on fabrication of 4 corners.
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TREASURER'S REPORT

1	Rich reported the following account balances: Checking: \$31,575 Savings: \$19,950
2	AR Report: (UPDATE 7/21) • 3 homeowners past due for 2026 assessment • Total AR: ~\$705

CLOSING

Next Meeting	Tuesday, August 18, 2026, 6:30 pm via ZOOM
Adjourned	7:33 pm