



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	8/21/23
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	Marty & Kathi Mogalian

OPENING

Call to order by Aaron Mueller	6:33 pm
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SECRETARY'S REPORT (Ratify minutes from prior meetings)

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

1	None	
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GENERAL DISCUSSIONS

1	New White Light Lenses: <ul style="list-style-type: none">• 1 Lens sold• 6 Lenses remaining ✓ Aaron has action to send out email about New White Light Lens
2	Discussed sending out email blast about Board Member Nominee's for upcoming election. Need to send out email in October. ✓ Aaron has action to send out email about Nomination process and link to website
3	Newsletter: <ul style="list-style-type: none">• Positive comment on CT Facebook page• Homeowner Spotlight added to website. Richard will check with Sandy if she has any additional photos she would like to add.

LANDSCAPE REPORT

1	One corner needed to have a valve replace. Sour Oranges looking stressed due to the extreme heat and little rain. Should come back this fall.
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ARCHITECTURAL COMMITTEE

1	Corner Signage: <ul style="list-style-type: none">• Discussed budget for corner improvements. \$20K total allocated for CY23 with a possibility to spend another \$10K without using Reserve funds. Probably will be able to allocate another \$20K in CY24. This equates to \$40K-\$50K to spend for corner improvement through CY24.• Discussed creating additional options for signage font and including Landscape committee in the design process. ✓ Aaron has action to present some additional font options for the corner walls.
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.



ARCHITECTURAL COMMITTEE

3	Discussed the possibility of a special assessment to help offset the costs of updating the corners. It was decided that the board did not want to pursue this. We will work with the budget we have and it may take a few years to fully complete.
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SOCIAL COMMITTEE

1	Having some discussions for possible options, but nothing planned so far.
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TREASURER'S REPORT

1	Rich reported the following account balances: Checking: \$44,371 Savings: \$19,943
2	AR Report: <ul style="list-style-type: none">• Down to only one (1) homeowner not paid 2023 assessment.

CLOSING

Next Meeting	Monday, September 18, 2023, 6:30 pm via ZOOM
Adjourned	8:16 pm