



MEETING INFO

TOPIC:	CT Homeowners Association Board Meeting Minutes
DATE:	8/22/22
TIME:	6:30 pm
LOCATION:	Zoom
MINUTES BY:	Richard Morrell, Secretary

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	6:34 pm
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SECRETARY'S REPORT (Ratify minutes from prior meetings)

Motion by Aaron Mueller to approve July 19, 2022 board meeting minutes. Seconded by Rich Warren.	Passed Unanimously
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MOTIONS

1	None	
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GENERAL DISCUSSIONS

1	<p>Our recent NEWSLETTER turned out very well, thanks to the Board. Discussion of sending a blast in email. Discussion of Aaron adding a pop-up on the CT website to build our email list using "Mail Chimp". We have been using a free email service but now need to get that upgraded to a paid service to better cover our needs for communication with the community.</p> <ul style="list-style-type: none">✓ Aaron to add pop-up on website to build email list✓ Aaron to upgrade email service to 'paid version' to have unlimited storage
2	<p>Paul mentioned that the camper/RV issue is resolved. It has been removed off of the property.</p>
3	<p>Paul researched our HOA Insurance premiums. Our current coverage is with American Family Insurance at \$1,004.00 per year. Farmers insurance quoted similar coverage at \$2,732.00 annually, and State Farm insurance quoted similar coverage at \$2,079.00 annually. Renewal due on August 25, 2022. Decision to continue with American Family.</p> <p>Paul clarified that the coverage would be for all corners in our community common areas. Current coverage is \$20,000 per incident. Richard suggested that we check on pricing to increase that coverage.</p> <ul style="list-style-type: none">✓ Aaron to update Insurance Policy information on our website (Paul to send to Aaron)
4	<p>Social Committee Activity:</p> <p>Jeff & Polly having a musical event at their house on August 27th.</p> <p>Richard has a meeting scheduled for September 8, 2022 at 6:30 pm.</p>

LANDSCAPE REPORT

1	<p>New white lenses are ordered. Should be completed by the first week of September.</p> <p>Aaron offered to pick them up. Can rent U-Haul trailer.</p> <p>Adam inquired if we should consider painting the light fixtures when the new lens will be replaced. Board agreed that would be a future issue to address as the new design transpires.</p>
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LANDSCAPE REPORT

	<p>Discussion of the type of bulbs to us. Richard to research additional options for quality light bulbs in addition to the research that Rich has done.</p> <p>Richard offered to devise a plan to dispose of the original amber lens to see if we can re-purpose them rather than adding them to the land fill.</p> <p>Discussion of volunteers to install the new lens. Potential volunteers include Rich Warren, Aaron Mueller, Bob Steele, Scott Gogia, and Matt Walsh.</p> <p>Also discussed options for Homeowners when they purchase replacement lens:</p> <ol style="list-style-type: none">1. Lens/light bulb2. Lens/install3. Lens/install/paint light fixture <p>✓ Aaron and Richard action to send contractor info to Rich for possible install and painting light fixtures for homeowners.</p>
2	<p>Rich reported that he is still working on landscape bids to remove/replace the dead/dying sour orange trees in the common areas.</p>
3	<p>Photo cells were changed 8/22/22.</p>
4	<p>Rich as quotes from 2 other landscape companies.</p> <p>✓ Rich to send quotes to board members</p>

ARCHITECTURAL COMMITTEE

1	<p>Plan to schedule a meeting soon to discuss community paint colors.</p>
2	



TREASURES REPORT

1	Rich reported the following account balances: Checking: \$45,091 Savings: \$19,942
2	Only 4 homeowners currently past due (\$2,064)

CLOSING

Next Meeting	Monday, October 3, 2022, 6:30 pm via ZOOM
Adjourned	8:15 pm