

**COLUMBIA COURT HOMEOWNERS ASSOCIATION, INC.**

**EXECUTIVE BOARD**

P.O. Box 2322

Sinking Spring, PA 19608

[www.ColumbiaCourt.us](http://www.ColumbiaCourt.us)

[info@ColumbiaCourt.us](mailto:info@ColumbiaCourt.us)

**Meeting Minutes – February 6, 2019**

- **Attendance:**
  - Steve Fabian, President
  - Roger Cote, Treasurer
  - Rebecca Dorsey, Secretary
  - Michele Hansen
- **Proof of Notice of Meeting:** This was a regularly scheduled meeting.
- **Reading/Approval of Minutes:** The 12/5/18 meeting minutes were reviewed. Michele motioned to approve the minutes. Roger seconded. Motion carried.
- **Treasurer's Report:**
  - The monthly reports for December 2018 and January 2019 were reviewed, along with copies of the bank statements/balances, and expense reports for FY17-18. Rebecca motioned to approve the reports. Michele seconded. Motion carried.
  - 2018/2019 dues – 1 property has not paid their dues. The CCHOA attorney is handling the legal correspondence/ activities with the homeowners. A complaint has been filed with the district justice.
- **Property Management:**
  - Insurance Review – The attorney reviewed the CCHOA trends, as well as legal trends, and recommended no changes be made to the CCHOA's liability limits.
- **Old Business:**
  - NextDoor.com – A recommendation was made to include a suggestion in the new homeowner letter, when next revised, to encourage homeowners to join the website.
  - Playground:
    - Mulch will be needed in the spring. Roger is going to contact Talarico's for a quote.
    - Roger will also ask Talarico's when the best time to spray for dandelions is and request a quote.
    - Steve will contact Dan (CCHOA lawn care provider) in the spring regarding keeping grass clippings out of the playground mulch.
    - Steve will contact the Borough to see who they use for playground inspections.
  - Audit – Steve will follow-up with Rodger Krause and Ron Rozansky for quotes.
  - Erosion/trees behind 112-114 Michigan Drive – Rebecca will continue to monitor.
  - 79 Michigan has agreed to allow the CCHOA to post a sign in their yard (on the corner) later this year to remind homeowners about dues.

- **New Business:**
  - Fence approval for 21 Michigan – A chain link fence was requested and Steve advised the homeowner that this type of fence was not permitted. The homeowner will revise and resubmit an approval request.
  - Steve filed a 1099 for Dan (CCHOA lawn care provider).
- **Adjournment:** Roger motioned to adjourn the meeting. Michele seconded. Motion carried.