

COLUMBIA COURT HOMEOWNERS ASSOCIATION, INC.

EXECUTIVE BOARD

P.O. Box 2322

Sinking Spring, PA 19608

www.ColumbiaCourt.us

info@ColumbiaCourt.us

Annual Meeting Minutes – June 5, 2019

- **Attendance:**
 - Steve Fabian, President
 - Roger Cote, Treasurer
 - Rebecca Dorsey, Secretary
 - Sue Cote
 - Michele Hansen
 - Several Homeowners
- **Proof of Notice of Meeting:** This was the annual meeting. Notice was sent with the proposed FY19-20 budget. Notice of change of venue was provided to each homeowner via flyer on 5/8/19.
- **Reading/Approval of Minutes:**
 - The 4/3/19 regular meeting minutes were reviewed. Sue motioned to approve the minutes. Roger seconded. Motion carried.
 - The 5/1/19 special meeting minutes were reviewed. Sue motioned to approve the minutes. Michele seconded. Motion carried.
- **Treasurer's Report:**
 - The monthly reports for April and May 2019 were reviewed, along with copies of the bank statements/balances, and expense reports for FY17-18. Rebecca motioned to approve the reports, with the correction of the April bank balance to \$8118.52. Michele seconded. Motion carried.
 - 2018/2019 dues are all paid.
- **BOD Election:**
 - (3) terms expired: Steve Fabian, Roger Cote and Sue Cote.
 - Also nominated were: Chris Korejwo, Mark Gresh and Dave Pettis.
 - All individuals nominated provided a brief description of themselves and why they would like to serve on the CCHOA BOD.
 - All homeowners in attendance were permitted (1) vote per household. The top (3) results of the election were: Chris Korejwo, Mark Gresh and a tie between Steve Fabian and Dave Pettis. Dave Pettis chose to decline the nomination; therefore, Steve was elected to the 3rd position.

- The newly elected and current BOD met after the meeting to determine officers: Chris Korejwo (President), Mark Gresh (Treasurer), Rebecca Dorsey (Secretary), Steve Fabian and Michele Hansen.
- **Ratification of the FY19-20 budget:**
 - A robust discussion was held with all homeowners in attendance, primarily focused on the additional dues to fix the erosion and replace the fence around Detention Pond II and options for payment.
 - An election was held to determine whether the full amount would be due on 9/30/19, or if the full amount could be split into (2) payments.
 - The result of the election was to allow homeowners (2) payment options:
 - Option 1 – pay the full amount due (\$471) by 9/30/19, or
 - Option 2 – pay the annual dues and erosion repair (\$160 + \$169 = \$329) by 9/30/19 and the fence repair (\$142) by 1/31/20. A \$50 late fee will be assessed if any payment is late.
 - The annual bill will be mailed with these (2) options listed.
- **Old Business:**
 - Playground:
 - The mulch was added.
 - Steve spoke with Dan (CCHOA lawn care provider) about keeping grass clippings out of the playground mulch.
 - Playground inspection: The Borough of Sinking Spring uses Innovative Playground Services (IPS).
 - 79 Michigan agreed to allow a sign to remind residents that dues are due to be posted on their property.
 - Roger spoke with the Borough police about speeding and failure to stop at the stop sign. They will patrol.
 - House colors: At the April 2019 meeting, the BOD agreed to make an addendum to the Rules and Regulations, stating that all attached homes' siding, shutters and garage doors much be the same color. A change to the Bylaws is not required. This will be discussed further at the August 2019 meeting.
- **New Business:**
 - Homeowners in attendance voiced concerns about various playground equipment needing repair. Specifics are to be provided to the BOD.
 - The 2020 Yard Sale will be synced with Lenape Valley's yard sale dates.
- **Adjournment:** Rebecca motioned to adjourn the meeting. Mark seconded. Motion carried.