

**COLUMBIA COURT HOMEOWNERS ASSOCIATION, INC.**

**EXECUTIVE BOARD**

P.O. Box 2322

Sinking Spring, PA 19608

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**Meeting Minutes – January 8, 2020**

- **Attendance:**
  - Roger Cote, Treasurer
  - Rebecca Dorsey, Secretary
  - Steve Fabian
- **Proof of Notice of Meeting:** This was a rescheduled meeting from December 2019. Notification was made on the CCHOA website. Roger facilitated the meeting since Mark Gresh, President was unable to attend.
- **Reading/Approval of Minutes:** The 10/2/19 meeting minutes were reviewed. Steve motioned to approve the minutes. Roger seconded. Motion carried.
- **Treasurer's Report:**
  - The monthly reports for October and November 2019 were reviewed, along with copies of the bank statements/balances, and expense reports for FY18-19 and FY19-20. Rebecca motioned to approve the reports. Steve seconded. Motion carried.
  - Dues: All HOs who chose option #1 have paid in full. All HOs who were sent to the attorney for further collection have paid. Of the 42 HOs who chose option #2, 38 still owe the 2<sup>nd</sup> installment by 1/31/20. An update will be provided at the February meeting.
- **Old Business:**
  - Detention Pond II:
    - Fence: With the HOA dues received to date, there is enough money to have the fence installed. Steve will get updated quotes from the vendors, which will be reviewed and voted on at the February meeting.
  - Detention Pond vandalism: Field cameras have not been purchased.
  - Audit: Was not discussed.
  - Yard Sale: Was not discussed. Will discuss with Michele Hansen at the February meeting.
  - House colors: Was not discussed. Will discuss at the February meeting.
  - Social media: Was not discussed. Will discuss at the February meeting.

- **New Business:**
  - A 1099 for 2019 lawncare services will be provided to Dan.
  - Future expenses and probable effect on annual dues:
    - Playground: Everything is aging and in need of ongoing repair/replacement.
      - Inspection: Steve received the report, which was reviewed at the meeting. Among areas that need to be corrected: coating on steps, cracks in the climbing wall, sliding board exit is too high (19' vs 15"), chains are too long on the pods, cracked ladder handles on Kompan equipment, slide handle does not move, swing chains are worn, loose bolts on moving tunnels, vegetation (weeds) in the play area, mulch needs to be raked and spread out more evenly around the spinners. The quote for Kompan (parts only) is \$886.
      - Basketball court: The backboard and basketball hoop have been removed due to cracks. The quote to replace the backboard and hoop is \$1600.
    - Detention Pond I: The sink hole(s) needs to be repaired. Projected cost is \$10-15K.
    - Management Company: Roger and Sue Cote will cease serving in this role effective 6/30/20, therefore a management company will need to be identified. The projected cost will be at least 2x the current amount paid to the Cote's.
  - BOD:
    - Mark Gresh expressed to the BOD via email that he would need to resign due to not being able to commit time to the BOD around his work schedule. Per Bylaw 2.8, if a BOD member is absent from 3 meetings, they will be removed from the BOD. Therefore, Mark Gresh is no longer on the CCHOA BOD. Steve offered to serve as temporary President through 6/30/20.
    - Roger, Steve and Rebecca submitted their resignations to serve as BOD members, effective 6/30/20.
    - Therefore, as of 7/1/20, the CCHOA BOD will need 4 new members, including all officers. This will be discussed further at the February meeting.
      - If a BOD cannot be established, the BOD may need to be dissolved. Roger will contact the attorney to verify the process of dissolving the BOD just in case.
      - After the February meeting, a letter will be sent to HOs identifying the above future expenses and BOD needs, potentially dissolving the BOD if a BOD cannot be established and sustained (resulting in turning the community over to the Sinking Spring Borough), and the pros/cons of doing so (i.e., lack of community oversight for fences, sheds and overall aesthetics and needs; traffic due to the playground turning into a Borough playground available to non-CCHOA individuals living in anywhere in the Borough; safety and noise concerns for houses bordering the playground; and overall effect on property values).
- **Adjournment:** Steve motioned to adjourn the meeting. Roger seconded. Motion carried.