

**COLUMBIA COURT HOMEOWNERS' ASSOCIATION, INC.**  
**EXECUTIVE BOARD**  
P.O. Box 2322  
Sinking Spring, Pa 19608  
[www.columbiacourt.us](http://www.columbiacourt.us)

**August 4, 2021 - Regular Meeting**

- **Attendance**  
Steve Fabian, President  
Sue Cote, Treasurer and Property Management  
Rebecca Dorsey, Secretary  
Michele Hanson, Board Member  
Layna Collins, Homeowner  
John Connelly, Homeowner  
Richard Heffner, Homeowner  
Gregory & Stephanie Orzech
- **The meeting was held at the playground pavilion.**
- **Sign in/Introductions**
- **Proof of Notice of Meeting** – This was a regularly scheduled meeting. The meeting information was posted on the CCHOA website and on the CCHOA Facebook page. A sign was also placed at the entrance to the development regarding the meeting.
- **Effects of COVID-19 on CCHOA**
  - Meetings will be held in person at the playground pavilion, weather permitting.
  - The playground remains open
- **Approval of minutes of preceding meeting**
  - The 6/2/21 special meeting minutes were reviewed. Sue motioned to approve the minutes. Michele seconded. Motion carried.
- **Treasurer's Report**
  - The corrected monthly reports for April and May as well as the June and July monthly reports were reviewed, along with copies of the bank statements/balances, and the expense report for FY20-21 and FY21-22. Rebecca motioned to approve the reports. Michele seconded. Motion carried.
- **Old Business**
  - Playground weed control/dead fire bush replacement/poison ivy removal – The work was completed.
  - Playground inspection 2021 – Invoice will be paid once the inspection report is received.
  - Pavilion maintenance – Sue will reach out to Roger and Steve will reach out to Jan regarding vendors.
  - Yard sale 9/18 – Ads will be posted in the Merchandiser and on various websites. Another flyer will be handed out prior to the yard sale. The permit was received.
  - The HOA Facebook page now has 84 members.
  - Cats – Homeowners are encouraged to contact the Animal Rescue League to trap any feral cats and to contact the HOA regarding any homeowner cats running loose.
  - Trash cans in front of houses – Discussion occurred regarding options to address

recurring issues with a specific property. Steve and Rebecca will talk directly to the homeowner. If there is no resolution, the Solicitor will be asked to contact the homeowner.

- Bank signatures have been switched.

- **New Business**

- Jan Moore resigned from the BOD due to his work schedule. Layna volunteered to serve on the BOD. John motioned to approve the nomination. Michele seconded. Motion carried.
- Kids playing at the playground after dusk – Homeowners are encouraged to contact the police if this occurs, and the HOA if they know which properties the kids live at.
- Mowing budget – Dan will be paid the remaining balance for FY20/21. Starting with FY21/22, Dan will be paid (2) equal payments twice/year (end of Fall & end of FY).
- Detention ponds – Pennaco inspected both. Detention pond #1 - there is a new sink hole; work will be completed in the Fall and the estimate is \$1,000-\$2,000. Detention pond #2 – the erosion repair is holding up well and remains in good repair.
- Security cameras – Were checked by SAI. The back-up battery is good for another year,
- Zoom account was cancelled.

- **Adjourn meeting**

- Layna motioned to adjourn the meeting. Michele seconded. Motion carried.