

COLUMBIA COURT HOMEOWNERS' ASSOCIATION, INC.

EXECUTIVE BOARD

P.O. Box 2322

Sinking Spring, PA 19608

www.columbiacourt.us

October 6, 2021 - Regular Meeting Minutes

- **Attendance**

Steve Fabian, President

Sue Cote, Treasurer and Property Management

Rebecca Dorsey, Secretary

Michele Hanson, Board Member

John Connelly, Homeowner

Tricia Lewis, Homeowner

Stephanie Orzech, Homeowner

- **The meeting will be held at the Playground pavilion.**

- **Proof of Notice of Meeting** – This was a regularly scheduled meeting. The meeting information was posted on the website and a notice was posted on the Facebook page. In addition, a sign was placed at the entrance to the development regarding the meeting.

- **Effects of COVID-19 on CCHOA**

- Fall/winter meetings will be held in person at the Borough Hall or on Zoom.
- The playground remains open.

- **Approval of minutes of preceding meeting**

- The 8/4/21 regular meeting minutes were reviewed. Sue motioned to approve the minutes. Michele seconded. Motion carried.

- **Treasurer's Report**

- The August and September 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.
- (9) HOA fees remain unpaid. Sue will send out late letters to those homeowners.
- A question was raised about the legal fees paid – they were due to sending out a letter to a homeowner regarding keeping their trash cans out. A subsequent question was raised regarding if the homeowner is responsible to reimburse the legal fees – no, as this type of reimbursement is not included in the Bylaws.

- **Old Business**

- Playground inspection for 2021 has been received – Everything is okay. Recommendations were made to watch the wear and tear on specific equipment.
- Pavilion concrete damage by neighborhood children – no action is needed per a contractor who inspected the damage. The children and their parents were talked to; the children have apologized and have been picking up trash at the playground.
- Pavilion maintenance/repairs – 3 quotes were received (see below). After discussion, Sue motioned to approve Bachman complete the repairs now versus waiting until Spring. Michele seconded. Motioned carried. Sue will contact Bachman to schedule the repairs.

1) **\$8,225 - Echo Valley Roofing** (\$4,985 decking additional \$9.00/foot = \$3,240).

Does not include gutter guard.

- 2) **\$12,677 - Bachman's Roofing** (\$6,935 plus decking additional \$15.95/foot = \$5,742; \$1,200 for leaf guard)
 - 3) **\$19,200 - Wolfe Roofing** Tecta America (includes 360 feet of decking and gutter guard).
- Yard sale 9/18/21 - Discussion occurred regarding how it went. Feedback included that it seemed there was less attendance than in previous years, attendance may be better in Spring, may be good to hold Spring and Fall yard sales, could potentially market it on Facebook Yard Sale sites, and that a larger sign should be made. Rebecca offered to make the sign.
 - Facebook page now has 89 members. A question was raised regarding the account changing from open to closed, as well as accepting requests to join the page. The account was changed to closed due to increased spam activity and anyone requesting to join s only accepted if they are a homeowner.
 - Trash cans in front of houses - The attorney sent a letter to the homeowner and this has since been resolved. The attorney fee was \$142.50. See above note under Treasurer's Report regarding the legal fees.
 - New Sink hole in Detention Pond #1 - Need to contact Pentaco for quote.
 - Cats, foxes, etc. in the neighborhood - The Animal Rescue League should be called for cats; a wildlife rescue service should be called for foxes and other wildlife.
- **New Business**
 - Kids at playground after dusk, foul language and inappropriate vandalism in the grass using weed killer - Homeowners are encouraged to contact the police if anyone is in the playground after dark; they will kick them out. Regarding the vandalism, Steve has reviewed hours of video recordings and has not found occurrence of the vandalism to date. Homeowners are encouraged to report incidents like this to the Board immediately so video recordings can be reviewed in more real time.
 - Home maintenance - several complaints were received regarding lack of homeowner property maintenance, including weeds growing out from bushes and up the side of a house, overgrown bushes and weeds, moss/mold on houses, trash bags and trash cans in front of houses and "junk" on a front porch, an inoperable car parked in a driveway for a long time with a flat tire. The HOA will send a letter to the homeowners regarding the trash cans. All other complaints need to be reported to the Borough.
- **Adjourn meeting**
 - Sue motioned to adjourn the meeting. Michele seconded. Motion carried.