

COLUMBIA COURT HOMEOWNERS' ASSOCIATION, INC.
EXECUTIVE BOARD
P.O. Box 2322
Sinking Spring, Pa 19608
www.columbiacourt.us

June 1, 2022 Annual Meeting Minutes

Attendance:

Steve Fabian, President
Sue Cote, Treasurer and Property Management
Rebecca Dorsey, Secretary
Michele Hansen, Board Member
Patti Brader, Board Member
Jose Ramos, Homeowner
Jacqueline Castillo, Resident
Dennis & Maryann Herne, Homeowners
Vanessa DeVaughn-Tyson, Homeowner
Robert & Wendy Drayer, Homeowners

- **The meeting was held at the pavilion.**
- **Proof of Notice of Meeting** – This was a regularly scheduled, required annual meeting. The meeting information was posted on the website and a notice was posted on the Facebook page.
- **Effects of COVID-19 on CCHOA**
 - Meetings will be held at the pavilion depending on weather and COVID, or on Zoom. Information will be posted on the website and the Facebook page.
 - The playground remains open.
- **Approval of 4/6/22 minutes** - Sue motioned to approve the minutes. Michele seconded. Motion carried.
- **Treasurer's Report**
 - The monthly reports for April 2022 and May 2022 were reviewed, along with copies of the bank statements/balances, and expense reports for FY21-22. Rebecca motioned to approve the reports. Patti seconded. Motion carried.
- **Board positions & Election**
 - 3 positions open for election – Sue Cote, Patti Brader, Steve Fabian
 - Steve nominated Sue and Patti, and Patti nominated Steve, to remain as Board members. Maryann motioned to approve the nominations. Dennis seconded. Motion carried.
- **Ratification of the Budget**
 - The FY22-23 budget was reviewed. Steve explained the reasons for Reserve for Repairs line item.
 - All attendees were in agreement to approve the budget. Sue motioned to approve the budget. Patti seconded. Motion carried, therefore the budget was ratified.
- **Old Business**

- Pavilion cameras have been adjusted.
- Playground was sprayed for weeds and Bongo anchor has been repaired by Tallarico.
- Facebook page now has 99 members.
- Yard sale was considered successful. The attendees discussed when to hold future yard sales, with agreement to hold yard sales in Spring only. The 2023 yard sale was scheduled for 4/29/23. Ads and flyers will be posted/handed out, and the date posted on the website and Facebook page closer to the date.
- Monitoring of the sink hole repairs will continue.

- **New Business**

- 57 Michigan tree line/property line – the playground tree line overlaps on 57 Michigan's property line, therefore the homeowners may choose to put their fence on their actual property line and may prune or remove the trees as they choose.
- The playground report was reviewed. The mat and tot seats will be replaced. Sue will order the parts and contact Tallarico to install the new equipment.
- Zoom account has been renewed.
- Sue Cote will continue as property management for FY22-23. Roger Cote will no longer be involved.
- Dan Gajewski will continue to provide landscape services for FY22-23. Consideration will be given to provide a bonus payment should gas prices continue to rise.
- Sinkhole insurance was discussed. It was determined that common areas would not be covered.
- Children living outside the neighborhood are coming to the playground to play basketball. They are not causing any problems. This will continue to be monitored.
- Vines are choking the trees around the playground common area. Sue will contact Tallarico to remove the vines.
- Speeding – Steve will contact the Sinking Spring Borough to discuss the possibility of changing the neighborhood speed limit to 15 and installing speed bumps.

- **Adjourn meeting** - Rebecca motioned to adjourn; Steve seconded. Motion carried.