

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

**February 1, 2023 Regular Meeting Minutes**

**Attendance:**

Steve Fabian, President  
Sue Cote, Treasurer and Property Management  
Rebecca Dorsey, Secretary  
Michele Hansen, Board Member  
Patti Brader, Board Member

- **The meeting was held at via Zoom.**
- **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.
- **Effects of COVID-19 on CCHOA**
  - Meetings will be held on Zoom or in person depending on weather and COVID. Information will always be posted on the website and on the Facebook page.
  - The playground remains open.
- **Approval of 12/7/22 minutes** - Sue motioned to approve the minutes. Patti seconded. Motion carried.
- **Treasurer's Report**
  - The monthly reports for December 2022 and January 2023 were reviewed, along with copies of the bank statements/balances, and expense reports for FY22/23. Rebecca motioned to approve the reports with the noted changes made to the savings balance. Michele seconded. Motion carried.
  - 4 HOA dues have not been received, one of which owes a partial payment. They were all forwarded to the attorney for resolution. The next step is that the attorney will file suit against the homeowners.
  - Sue will prepare the 2022 tax documents and file them.
  - FY23/24 budget:
    - o The budget worksheet for FY23/24 will be reviewed at the April meeting.
    - o Sue will contact Dan to request his proposal for FY23/24.
- **Old Business**
  - Playground repairs from 2022 inspection – The parts were ordered. Sue will store the parts in her garage until they are installed in the Spring.
  - Facebook page now has 102 members.
  - Yard sale is scheduled for 4/29/23. The permit, advertising, fliers, and sign will be obtained/prepared.
  - Sink hole repairs will be checked in the Spring.
  - Ground hogs in Detention Pond A will be check in the Spring.
- **New Business**

- The new proposal for the playground inspection was received. An inspection will not be completed in 2023 since the needed repairs noted in 2022 are being completed in the Spring.
  - A 1099 has been filed and sent to Dan.
  - The Zoom account has been renewed.
- **Adjourn meeting** - Michele motioned to adjourn. Sue seconded. Motion carried.