

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

**June 7, 2023 Annual Meeting Minutes**

**Attendance:**

Steve Fabian, President  
Sue Cote, Treasurer and Property Management  
Rebecca Dorsey, Secretary  
Patti Brader, Board Member  
Jordan Alexander, Homeowner

- **The meeting was held via Zoom.**
- **Proof of Notice of Meeting** – This was a regularly scheduled, required annual meeting. The meeting information was sent out with the proposed budget, posted on the website and a notice was posted on the Facebook page. The location was changed from the pavilion to Zoom due to poor air quality.
- **Approval of 4/5/23 minutes** - Sue motioned to approve the minutes with the noted changes. Patti seconded. Motion carried.
- **Treasurer's Report**
  - The monthly reports for April 2023 and May 2023 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.
  - All HOA dues for 2022 have been received.
- **BOD Election**
  - 2 of the 5 Board positions are open for election: Michele Hansen and Rebecca Dorsey were re-elected 6/6/21, with terms expiring 6/2/23. The other 3 positions expire in June 2025.
  - Nominations and Election – Steve nominated Michele and Rebecca. Jordan inquired about the BOD responsibilities and expectations. Sue motioned to re-elect Michele and Sue. Patti seconded. Motion carried.
- **Ratification of the Budget**
  - The FY23-24 budget was reviewed.
  - All attendees were in agreement to approve the budget; therefore, the budget was ratified.
- **Old Business**
  - Playground:
    - ✓ Repairs from 2022 inspection were completed.
    - ✓ The new basketball net and tether ball equipment were installed. The tetherball rope has since been broken.
    - ✓ Sue motioned to add “Motorized vehicles of any kind are not permitted on

- playground property” to the Playground Rules. Patti seconded. Motion carried.
  - ✓ The playground signs need to be replaced. “No littering”, Violators will be prosecuted’, and “Motorized vehicles are not permitted” will be added.
  - Facebook page now has 107 members (one new member)
  - Yard sale – unfortunately it rained; however, it was successful for some Homeowners. Discussed scheduling the 2024 yard sale later in the year. Will continue discussions at the next meeting.
  - Continue to monitor sink hole repairs.
  - Continue to monitor ground hogs in Detention Pond A.
- **New Business**
  - Zoom account has been renewed.
  - 16 Ontario has until 6/10/23 to repair or remove their broken fence. It is unclear if the homeowners received the notice, as the property is a rental and the homeowner’s permanent residence is unknown. The attorney will be contacted to find and provide notification to the Homeowner.
  - Grass dumping – A Homeowner was notified by the Borough that they could not dump grass clipping in their back yard. The Borough does not notify the HOA of any complaints or issues.
  - Sidewalks – Homeowners are responsible to ensure sidewalks are in safe and good repair.
- **Adjourn meeting** – Patti motioned to adjourn; Sue seconded. Motion carried.