

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

August 2, 2023 Regular Meeting Minutes

Attendance:

BOD:

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

Homeowners:

Beth Stone
David Leonti
Jordan Alexander
Megan Schorn
Denise Mason
Irene Boll
Kazi Gradziak
Kash Wunnava
Lenore & Dan Gaiewski
John Connelly
Dave Pettis
Jeremiah Mensah
Alen Varughese

- **The meeting was held at the pavilion.**
- **Proof of Notice of Meeting** – This was a regularly scheduled meeting. The meeting information was posted on the website, a notice was posted on the Facebook page, and a sign was posted at the entrance to the development.
- **Approval of 6/5/23 minutes** – Michele motioned to approve the minutes. Patti seconded. Motion carried.
- **Treasurer's Report**
 - The monthly reports for June 2023 and July 2023 were reviewed, along with copies of the bank statements/balances, and expense reports for FY22/23. Corrections will be made to the Adjusted Balance and Fulton Bank Balance dates. Rebecca motioned to approve the reports with the noted changes. Patti seconded. Motion carried.
 - Some HOA dues have been received. A recommendation was made to post the annual bill on the HOA website and the Facebook page.
 - The weed control expense was explained.
 - A question was raised regarding obtaining bids on lawn care and common area work/repairs. Bids are obtained every couple of years.
- **Old Business**

- The fence at 106 Ontario has been removed.
 - The unmatched shutters at 11 Michigan will be resolved by 9/30/23.
 - The tether ball pole was removed due to it breaking multiple times.
 - The Facebook page now has 112 members.
 - A recommendation was made to hold yards sales twice per year. Tentative 2024 dates are 5/18/24 & 9/21/24.
 - Sink hole repair monitoring - Dan reported that there are none in Detention Pond A.
 - There are ground hogs and foxes in Detention Pond A. The HOA will arrange for them to be trapped.
 - o HOs with groundhogs or foxes in their back yards are encouraged to have them trapped. There is a HO that may be able to assist. HOs may contact the HOA for the HO's contact information.
 - A playground rule will be added that motorized vehicles are not permitted on playground property. The playground signs will be updated and replaced.
- **New Business**
 - The Zoom account has been renewed.
 - A new trashcan with a lid will be placed at the playground.
 - A poll will be created to gather interest in holding community events, such as a community picnic, Halloween block party, etc.
 - Reminders will be posted on the Facebook page regarding not parking cars over the sidewalk and not leaving dog feces on other HO properties, including that HOs can contact the Borough regarding the cars and the police regarding the dog feces.
 - Several cars were broken into last night. A HO provided video to the police. An alert will be posted on the Facebook page, with an encouragement to HOs to obtain outside cameras as they deem necessary.
 - There is a sink hole developing by the drain in front of 75-77 Michigan. The Borough will be made aware.
 - The Borough will be contacted again regarding the knocked over street sign at the corner of Michigan/Michigan.
 - 126 Michigan has a chicken wire fence in their back yard. The HOA will follow-up with the HO.
 - Fast Bridge Fiber work completed in the community – Concerns were raised regarding some yards being left in poor repair and seal strips not being replaced where sidewalks meet the bottom of driveways. The HOA will contact the Borough regarding these concerns, then contact Fast Bridge Fiber if deemed appropriate. Additional information will be provided to HOs afterward.
 - Recommendations were made for potential additions to the Rules & Regulations. The HOA attorney will be contacted regarding potentially adding amendments pertaining to maintenance of properties, as well as requiring HOs that rent out their properties to notify the HOA when they have new renters and provide each new renter with a copy of the Rules and Regulations.
 - A recommendation was made to create a letter for new HOs with a link to the Bylaws and Rules and Regulations, as well a list of items that fall under the HOA vs the Borough (including snow emergency information).
 - **Adjourn meeting** - Patti motioned to adjourn. Michele seconded. Motion carried.