

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

October 4, 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
9 Homeowners

- **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.
 - Feedback was provided that the sign at the entrance to the community is helpful.
- **Approval of 8/2/23 minutes** – Sue motioned to approve the minutes. Patti seconded. Motion carried.
- **Treasurer's Report**
 - The monthly reports for August 2023 and September 2023 were reviewed, along with copies of the bank statements/balances, and expense reports for FY23/24. Rebecca motioned to approve the reports. Patti seconded. Motion carried.
 - There are 7 HOA dues still outstanding.
 - A suggestion was made to utilize a platform like Zelle for HOs to submit HOA dues.
- **Old Business**
 - Shutters – Letters were sent to 4 HOs to repair or replace their shutters by 9/30. Follow-up letters will be sent to HOs who have not responded or corrected the issue(s).
 - Draft addendums to the Rules & Regulations were reviewed regarding property maintenance. A few recommended changes will be reviewed with the attorney. Once the BOD votes to approve the changes, the addendum will be sent out to all HOs.
 - Fast Bridge – a HO made contact with them, with no resolve. After discussing, the BOD will send out a flyer to all HOs to send a list of disrepair/damage along with pictures to the HOA. All complaints will be forwarded to the attorney to send a letter to Fast Bridge to attempt to get the issues resolved.
 - 2 playground rules will be added that motorized vehicles and dumping are not permitted on playground property. The playground signs will be updated and replaced.
 - A heavy duty trash can with lid will be purchased for the playground.
 - The tether ball pole was removed due to it breaking multiple times.
 - Sink hole repairs were made to Detention Pond B. They will continue to be monitored.
 - 3 ground hogs were trapped and relocated from Detention Pond A.
 - The 2024 yard sale dates are 5/18/24 & 9/21/24.
 - The Zoom account has been renewed.

- The Facebook page now has 117 members.
- **New Business**
 - Halloween Block Party will be held on 10/29 from 230-5pm at the pavilion. Approximately 70+ attendees are expected. The committee will finalize plans.
 - Discussed holding a community picnic in the spring. An Easter egg hunt may also occur, possibly the morning of the picnic.
 - A trash and recycling can letter will be sent to 7 Michigan.
 - There is a nest in the camera cage at the pavilion that needs to be removed.
 - An estimate to trim a few playground trees and bushes, sand graffiti off playground equipment, and spray the stone area in both detention ponds was reviewed. 2 additional quotes will be obtained before moving forward.
 - A HO left a message regarding the Borough repaving the streets due to the poor appearance of the patchwork that was completed. The Borough will be contacted.
 - Mold/algae/moss removal on sidewalks is the responsibility of each HO.
- **Adjourn meeting** - Sue motioned to adjourn. Michele seconded. Motion carried.