

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

December 6, 2023 Regular Meeting Minutes

Attendance:

BOD:

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

- **The meeting was held via Zoom.**
- **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 10/4/23 minutes** – Sue motioned to approve the minutes. Steve seconded. Motion carried.
- **Treasurer's Report**
 - The monthly reports for October 2023 and November 2023 were reviewed, along with copies of the bank statements/balances, and expense reports for FY23/24. Steve motioned to approve the reports. Rebecca seconded. Motion carried.
 - There is one HOA due still outstanding. The HOA attorney sent the homeowner a letter.
- **Old Business**
 - Shutters
 - o 11 Michigan stated they are purchasing shutters and ensure they will match them to their neighbor; no timeline was provided by the homeowner. A letter will be sent that a fine of \$5/day will be imposed if the shutters are not corrected by 1/31/24.
 - o 34 Michigan's shutters have arrived; they are hiring someone to install them.
 - 51 Michigan dog issues – the dog owner will be moving out with the dogs the weekend of 12/16/23.
 - Addendum to Rules & Regulations about property maintenance – the addendum has been ratified and it was posted on the website. Notification will be sent to all homeowners.
 - Playground maintenance – Trees and bushes were trimmed, and the weeds were treated. Sue will power wash around the pavilion in the spring. Sue will have Talarico remove the bird nest at the motion detector.
 - Facebook page now has 126 members.
 - 2024 yard sales are scheduled for May 18 and September 21.
 - Playground signs will be ordered, then replaced.
- **New Business**
 - FastBridge issue – The HOA attorney is writing a letter to them, which will be reviewed and approved by the BOD before being sent.
 - Halloween Block Party - Attendance was low; however, the attendees enjoyed themselves.
 - Zoom account has been renewed.

- Sue will research Zelle as a means to pay annual dues.
- Community picnic in the spring will be discussed at the next meeting.
- **Adjourn meeting** - Rebecca motioned to adjourn. Sue seconded. Motion carried.