

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

February 7, 2024 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 and a notice was posted on the Facebook page.
- **Approval of 12/6/23 minutes** – Sue motioned to approve the minutes. Patti seconded. Motion carried.
- **Treasurer's Report**
 - The monthly reports for December 2023 and January 2024 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.
 - The HOA accountant did not file the 2022 tax return. It was just submitted without penalty. The accountant has the necessary information to file the 2023 taxes.
 - There is one HOA due still outstanding. The HOA attorney sent the homeowner a demand letter with no response. A lien will now be filed against the property.
- **Old Business**
 - 11 Michigan shutters – Were not corrected by 1/31/24; therefore, a \$5/day fine will be imposed effective 2/1/24.
 - 51 Michigan dog issues were resolved.
 - Addendum to Rules & Regulations about property maintenance was sent out to homeowners.
 - Playground maintenance – Trees and bushes were trimmed. Sue will power wash around the pavilion in the spring. Tallarico removed the bird nest at the motion detector.
 - Facebook page now has 130 members.
 - 2024 yard sales are scheduled for May 18 and September 21.
 - Playground, video, and no dog signs as well as no trespassing signs for the detention ponds will be ordered, then replaced.
 - Zoom account has been renewed.
 - FastBridge issue – The HOA attorney is writing a letter to them, which will be reviewed and approved by the BOD before being sent.
 - Sue will research Zelle as a means to pay annual dues.
 - Community picnic – Will discuss at the April meeting.
- **New Business**

- Michele resigned from the BOD so there is an open position.
- The IPS playground inspection will be scheduled.
- **Adjourn meeting** - Rebecca motioned to adjourn. Sue seconded. Motion carried.