

**COLUMBIA COURT HOMEOWNERS' ASSOCIATION, INC.
EXECUTIVE BOARD**

P.O. Box 2322
Sinking Spring, Pa 19608
www.columbiacourt.us

April 3, 2024 Regular Meeting Minutes

Attendance:

BOD:

Steve Fabian, President
Sue Cote, Treasurer and Property Management
Rebecca Dorsey, Secretary
Patti Brader – Board Member
Melissa Royles, 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.
- **Open Board position** – Rebecca motioned to approve Melissa Royles' nomination to serve on the Board. Patti seconded. Motion carried.
- **Approval of 2/7/24 minutes** – Patti motioned to approve the minutes. Melissa seconded. Motion carried.
- **Treasurer's Report**
 - The monthly reports for February 2024 and March 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.
 - 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. The court date is 4/22/24. Sue will attend if a Board member is required to attend.
- **Old Business**
 - Shutters – \$100 fine is due 4/10/24 by one HO.
 - Playground:
 - o Maintenance – Sue will power wash around the pavilion in the spring.
 - o Playground, video, and no dog signs as well as no trespassing signs for the detention ponds have been received. Steve will replace the smaller signs. Talarico will be asked to replace the larger signs.
 - o Playground inspection – Down payment was made. The inspection has not been scheduled yet.
 - 2024 yard sales are scheduled for May 18 and September 21. Flyers, ads, and signs will be prepared.

- Annual dues payment options - Zelle is not an option for small businesses. Other payment systems require an entity to be a 501c3, have transfer fees, etc. Therefore, this will not be pursued at this time.
- Community picnic - A poll will be created on the Facebook page to gauge interest for a picnic over the summer.
- Facebook page now has 132 members.
- Zoom account has been renewed.
- **New Business**
 - FastBridge issue - FastBridge is to contact each HO individually that filed a complaint. This information will be posted on Facebook, with an alert to contact the HOA if a HO does not hear from them.
 - FY24/25 budget - Line items costs were reviewed. Steve will check with Dan Gaiewski to discuss if his fees are changing. The budget will be finalized once that occurs. Notices will be mailed out to HOs by 5/5/24.
 - Annual audit - Steve and Rebecca will complete the audit on 4/28/24.
- **Adjourn meeting** - Sue motioned to adjourn. Patti seconded. Motion carried.