

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

P.O. Box 2322  
Sinking Spring, Pa 19608  
[www.columbiacourt.us](http://www.columbiacourt.us)

**June 12, 2024 Annual Meeting Minutes**

**Attendance:**

BOD:

Steve Fabian, President  
Rebecca Dorsey, Secretary  
Patti Brader, Board Member  
Melissa Royles, Board Member  
9 Homeowners

- **The meeting was held at the playground pavilion.**
- **Proof of Notice of Meeting** – This was a rescheduled annual 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 4/3/24 minutes** – Patti motioned to approve the minutes. Melissa seconded. Motion carried.
- **Treasurer's Report**
  - The monthly reports for April 2024 and May 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 are no FY23/24 HOA dues outstanding.
  - Annual audit – Steve and Rebecca will complete the audit.
- **5 Board positions** – no positions open for election. Steve, Sue, and Patti's terms expire 6/2/25. Rebecca and Melissa's terms expire 6/3/26.
- **Ratification of Budget** - FY24/25 budget was reviewed. Patti motioned to approve the budget. Melissa seconded. Motion carried. Invoices will be mailed out to HOs end of June.
- **Old Business**
  - Playground:
    - o Maintenance – Talarico power washed around the pavilion. Steve will reach out to have them retouch a few places.
    - o Signs – New signs have been posted. The new no dog signs will be posted once PP&L have completed their work.
    - o Playground inspection – Down payment was made. The inspection has been scheduled for August.

- 2024 yard sales:
    - o May 18 was successful considering it rained. A suggestion was made to possibly hold it a little later or the same weekend as Lenape's yard sale.
    - o The next yard sale is scheduled for September 21. Flyers, ads, and signs will be prepared.
  - FastBridge:
    - o FastBridge was to contact each HO individually that filed a complaint. Some HOs received emails, while some did not.
    - o They did come back out and reseed between the sidewalks and curbs; however, they have not come back out to repair driveway seals. Since it was not a contracted HOA service and they have not been responsive, there is little more that can be done with regard to this.
    - o There are some covers missing and/or screws to the covers missing. Steve will contact them to repair these.
  - Community get-together – Due to summer vacations and schedules, a community picnic will not be pursued. Another Halloween party may be held in the Fall. Discussions will continue at future meetings.
  - Sink hole in Detention Pond near the development entrance has been repaired.
  - Facebook page now has 132 members.
- **New Business**
    - PP&L work – They are replacing the poles and have the right-of-way to do so. The HOA has been in contact with them to try to ensure they are paying close attention to safety regarding their equipment and pallets.
    - Property maintenance – Under the new Rules and Regulations 16.22. *Condition of Unit Property*, the HOA will have Property Management make a list of homes not in compliance. Further action will be taken with relevant HOs at that time.
    - Rental properties – The HOA will be in contact with the attorney regarding allowable requirements of rental property HOs.
  - **Adjourn meeting** - Rebecca motioned to adjourn. Patti seconded. Motion carried.