

**COLUMBIA COURT HOMEOWNERS' ASSOCIATION, INC.**  
**EXECUTIVE BOARD**  
P.O. Box 2322  
Sinking Spring, Pa 19608  
[www.columbiacourt.us](http://www.columbiacourt.us)

**December 4, 2024 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 on 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 10/2/24 minutes** – Sue motioned to approve the minutes. Melissa seconded. Motion carried.
- **Treasurer's Report**
  - The monthly reports for October 2024 and November 2024 were reviewed, along with copies of the bank statements/balances, and expense reports for FY24/25. Rebecca motioned to approve the reports. Melissa seconded. Motion carried.
  - FY24/25 dues - 1 outstanding. Sue sent it to the attorney for further action.
  - Annual audit – Steve and Rebecca will complete the audit on 1/19/25.
- **Old Business**
  - No dogs sign will be replaced when PPL has completed their work.
  - Playground Inspection – Will decide on what parts to order at the February meeting.
  - Playground mulch will be replaced in the spring.
  - Property maintenance walk around will occur in the spring.
    - o 19 Ontario issues – A letter will be sent regarding the items visible from the street. The CCHOA attorney will be contacted regarding potential options the CCHOA has regarding the backyard concerns.
- **New Business**
  - The spring yard sale date will be set at the February meeting.
- **Adjourn meeting** - Rebecca motioned to adjourn. Melissa seconded. Motion carried.