

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

**February 5, 2025 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 12/4/24 minutes** – Sue motioned to approve the minutes. Patti seconded. Motion carried.
- **Treasurer's Report**
  - The monthly reports for December 2024 and January 2025 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 contacted the attorney for further action.
  - Annual audit – Steve and Rebecca completed the audit on 1/26/25. No concerns were noted.
- **Old Business**
  - 19 Ontario maintenance issues – Letter has been sent to the homeowners, with a 60-day deadline to remedy the concerns.
  - No dogs sign will be replaced when the weather is better.
  - Playground Inspection – Will address the Super Nova equipment, either by replacing the cover or the entire unit. Bolts were tightened and weeds were cleared. All other items were surface- or non-structural related.
  - Playground mulch will be replaced in the spring.
  - Property maintenance walk around will occur on 3/16/25.
- **New Business**
  - The spring yard sale date was scheduled for 5/17/25.
- **Adjourn meeting** - Rebecca motioned to adjourn. Patti seconded. Motion carried.