

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

June 4, 2025 Annual Meeting Minutes

Attendance:

BOD:

Steve Fabian, President
Sue Cote, Treasurer and Property Management
Rebecca Dorsey, Secretary
Patti Brader, Board Member
8 Homeowners

- **The meeting was held at the pavilion.**
- **Proof of Notice of Meeting** – This was a regularly scheduled annual meeting. The meeting information was posted on the website, a notice was posted on the Facebook page, and a sign was placed at the entrance to the development.
- **Approval of 4/9/25 minutes** – Sue motioned to approve the minutes. Patti seconded. Motion carried.
- **Treasurer's Report**
 - The monthly reports for April 2025 and May 2025 were reviewed, along with copies of the bank statements/balances, and expense reports for FY24/25. Rebecca motioned to approve the reports. Patti seconded. Motion carried.
 - FY25/26 budget was reviewed and ratified. All Homeowners in attendance were in favor, with none opposed.
 - A Homeowner asked if an audit is completed. It is completed annually, with the most recent completed in March 2025.
- **Board Elections – 3 positions open for nominations and election**
 - Steve Fabian, Sue Cote, and Patti Brader's terms expired 6/4/25. A motion was made for all three to retain their positions. No additional nominations were made. Motion carried.
 - Rebecca Dorsey and Melissa Royles' terms end in June 2026.
- **Old Business**
 - 19 Ontario maintenance issues have been resolved.
 - No dogs sign will be placed at the playground.
 - Playground parts were ordered for the Super Nova. Delivery is expected by 6/20/25. Installation will be scheduled once delivered.
 - Playground mulch was replaced.
 - Property maintenance walk occurred 5/27/25. Letters will be mailed to Homeowners by 6/6/25.
 - o Specific concerns were noted for 2 Ontario and 148 Michigan. Letters will be sent to the Homeowners.
 - The spring yard sale occurred on 5/17/25. Rebecca will create a poll on the Facebook page to gauge interest in a fall yard sale.

- **New Business**
 - A new attorney is needed due to the current attorney resigning. Suggestions were requested to replace the attorney. Ron Cirba was the sole suggestion. Rebecca motioned to approve. Sue seconded. Motion carried.
 - PP&L was contacted regarding repairing the landscape area where they completed work near the playground. Sue will contact them regarding placing a fence around the poles due to the uneven ground.
 - The CCHOA email address is not accessible via the website. Steve will fix the issue.
 - The Homeowner at 98 Michigan agreed to tend to the trash cans at the playground on trash days.
- **Adjourn meeting** - Rebecca motioned to adjourn. Patti seconded. Motion carried.