

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

**August 6, 2025 Meeting Minutes**

**Attendance:**

**BOD:**

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

- **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 and a notice was posted on the Facebook page.
- **Approval of 6/4/25 minutes** – Rebecca motioned to approve the minutes. Melissa seconded. Motion carried.
- **Treasurer's Report**
  - The monthly reports for June 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.
- **Old Business**
  - No dogs sign at the playground has been replaced.
  - Super Nova at the playground was replaced.
  - Property maintenance walk around letters to homeowners were sent. Some Homeowners replied. A follow-up walk-around will occur in September. For Homeowners that do not make the requested corrections, follow-up activity will occur, up to and including fines. Discussed lessons learned. Reiterated that the HOA could only cite issues seen from the street. Any property issues that cannot be seen from the street can be reported to the HOA and the HOA will contact the Homeowner(s) directly.
  - 2 Ontario – The Homeowner reported the deck issues were corrected. Will follow-up and clear the complaint. Homeowner also asked for clarification on the property maintenance inspection. Will follow-up with the Homeowner to provide clarification.
  - Playground mulch has been replaced.
  - Fall yard sale will occur on 9/20. Will post on Facebook page and send out flyers.

**New Business**

- Mowing contract has been sent to Dan. He has not received it yet.
  - Street paving – A request was made to the Borough to add the development to their paving list.
  - Playground video system is back online.
  - Playground maintenance – Trash continues to be an issue. Trash cans are not always picked up. The Borough should be contacted if/when this occurs.
  - Above ground pool regulations questioned by Homeowner – The HOA attorney was contacted and a response was sent to the Homeowner. The HOA Board is not in support of changing the Rules and Regulations to allow aboveground pools. There was no objection by Homeowners in attendance.
  - Gun shots a few weeks ago – Homeowners are encouraged to contact the police with any video or additional information that might be helpful.
  - Foxes – Homeowner will send a picture to the HOA to report to the Game Commission.
- **Adjourn meeting** - Rebecca motioned to adjourn. Patti seconded. Motion carried.