

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

**October 1, 2025 Meeting Minutes**

**Attendance:**

**BOD:**

Steve Fabian, President  
Sue Cote, Treasurer & Property Management  
Rebecca Dorsey, Secretary  
Patti Brader, Board Member  
5 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, a sign was posted at the entrance to the development, and a notice was posted on the Facebook page.
- **Approval of 8/6/25 minutes** – Rebecca motioned to approve the minutes. Patti seconded. Motion carried.
- **Treasurer's Report**
  - The monthly reports for July and August 2025 were reviewed, along with copies of the bank statements/balances, and expense reports for FY25/26. Rebecca motioned to approve the reports. Steve seconded. Motion carried.
  - Question regarding reserve for repairs line item – That amount is included in the checkbook balance.
  - There are 30 outstanding dues. There may be some in the mail.
- **Old Business**
  - 2 Ontario property maintenance – Follow-up occurred and the issues were cleared.
  - Property maintenance walk follow-up will occur on 10/4. Discussed potential follow-up activities.
  - Fall yard sale follow-up – Will revisit if should just have one per year.
  - Fox and fawn in detention pond – The Game Commission was contacted with no further action.
- **New Business**
  - Property Management FY26/27 – Sue is resigning from the Board and as Property Management as of 12/31/25. The Board will get quotes for property management and put out feelers for the Treasurer position.
  - Playground shade sails over playground equipment – Since these are not noted at other playgrounds, this will not be looked into at this time.
  - Tent at 19 Ontario has been taken down.
- **Adjourn meeting** - Sue motioned to adjourn. Patti seconded. Motion carried.