

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

**February 4, 2026 Meeting Minutes**

**Attendance:**

BOD:

Steve Fabian, President  
Rebecca Dorsey, Secretary  
Melissa Royles, Interim Treasurer  
Patti Brader, Board Member  
Paul Joslin, RowCal  
4 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 placed at the entrance to the development, and a notice was posted on the Facebook page.
- **Approval of 12/3/25 regular meeting minutes** – Rebecca motioned to approve the minutes. Melissa seconded. Motion carried.
- **Treasurer's Report**
  - The bank statements for December 2025 and January 2026 were reviewed. Rebecca motioned to approve the reports. Melissa seconded. Motion carried.
- **Old Business**
  - Property maintenance walk around will resume in the Spring by RowCal.
  - 3 Michigan will paint garage door to match as soon as weather allows.
  - 34 Michigan trash can issue has been resolved.
  - Rental properties – The Board is exploring options on potential requirements for rental properties with RowCal. The Bylaws can also be reviewed for potential revisions during this process.
- **New Business**
  - 1099 was completed for Dan Gaiewski (mowing/snow removal). RowCal has reached out to Dan and will handle this going forward.
  - Fulton bank accounts will be closed this month. Cashier checks for the remaining balances will be sent to RowCal.
  - There is an open Board position through June 2028.
  - RowCal will contact Spring Township regarding erosion and other land concerns bordering CCHOA properties to confirm the affected area(s) fall under the Township's scope and then remediate the issues if so.

- Follow-up activities with RowCal:
  - Will forward mail from P.O. box to RowCal and close the P.O. Box out.
  - RowCal contact information will be posted on the CCHOA website.
  - Board members need access to Homeowner information and permissions enabled to add items to the calendar in the portal.
  - 43 Homeowners have registered in RowCal's portal. Reminders will be sent out to Homeowners to register.
  - RowCal will add documents to the portal (agendas and minutes).
  - Expenses for reimbursement are to be forwarded to RowCal.
  - Fence and shed approval forms will be added to the portal.
  - Utility bills will be forwarded to RowCal.
  - A debit card will be issued for the Board to use for small miscellaneous expenses
  
- **Adjourn meeting** - Rebecca motioned to adjourn. Melissa seconded. Motion carried.