

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

**April 1, 2026 Meeting Minutes**

**Attendance:**

BOD:

Steve Fabian, President  
Rebecca Dorsey, Secretary  
Melissa Royles, Treasurer  
Patti Brader, Board Member  
Raichelle Goins, Board Member  
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 2/4/26 regular meeting minutes** – Rebecca motioned to approve the minutes. Patti seconded. Motion carried.
- **Treasurer's Report**
  - The financial statements for February 2026 were reviewed. Rebecca motioned to approve the reports. Patti seconded. Motion carried.
  - Fulton Bank accounts have been closed. Funds have been transferred to South State Bank reserve and operating accounts.
  - Debit card has been issued.
- **Old Business**
  - Dead trees and erosion behind 50-100 Michigan – This is the Lenape Valley Detention Pond. A meeting and walk-through was held with Lenape Valley's Property Management company. It appears this may be Lenape Valley's property, who is looking into this further. A surveyor may be needed to finalize.
  - Property maintenance walk around will resume in the Spring by RowCal.
  - 3 Michigan will paint garage door to match as soon as weather allows.
  - Open Board position through June 2028. Raichelle Goins was nominated and approved to fulfill the remaining term.
  - RowCal transition issues:
    - Forward mail from P.O. box to RowCal – will confirm RowCal address to complete this.
    - Changes to website were completed.
    - Board access to resident info – Will confirm how many residents have registered. Last count was only 43 out of 140.
    - Fence and shed approval forms are being uploaded to the RowCal portal.

- 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**
  - Yard sale 4/25 – Sign will be updated; flyers were distributed; advertised on a few yard sale websites
  - Tree down in playground – was removed; job well done. Need invoice to send to RowCal.
  - 17 Ontario – car parked in grass. RowCal will send the HO a letter.
  - New insurance quote recommended adding the playground equipment and pavilion on the plan. Due to the product materials and age, as well as the limited coverage. Steve motioned to just keep the liability insurance. All Board members agreed. Motion carried.
  - Quotes will be obtained for shade covers for the playground area.
  - Next meeting will be held at the playground.
  - The FY26/27 budget will be created; however, annual dues are not expected to increase for the upcoming year.
- **Adjourn meeting** - Rebecca motioned to adjourn. Patti seconded. Motion carried.