

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

June 3, 2026 Annual Meeting Minutes

Attendance:

BOD:

Steve Fabian, President
Rebecca Dorsey, Secretary
Melissa Royles, Treasurer
Patti Brader, Board Member
Paul Joslin, RowCal
15 Homeowners

- **Location** - The meeting was held at the playground pavilion.
- **Proof of Notice of Meeting** – This was the regularly scheduled annual 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 4/1/26 regular meeting and 5/7/26 special meeting minutes** – Patti motioned to approve the minutes. Melissa seconded. Motion carried.
- **Treasurer's Report**
 - The financial reports for April 2026 were reviewed. Rebecca motioned to approve the reports. Melissa seconded. Motion carried.
- **FY 26/27 Budget and Annual Dues**
 - The proposed FY 26/27 budget was reviewed.
 - Adjustments were made to the administrative and reserve budget lines.
 - Discussion included the increase in Property Management costs due to the transition to RowCal in January 2026, with a portion of the increase offset by a decrease in reserves.
 - A HO inquired about incurring interest; Paul noted options, including to put reserve funds into CDs.
 - Patti motioned to approve the budget. Melissa seconded. Motion carried.
 - Annual dues will remain \$300. invoices will be mailed out to HOs, with a due date of 9/30/26.
 - Payments can be made via the RowCal portal or by mail.
- **Board Elections**
 - Melissa and Rebecca's terms both expired on 6/3/26.
 - Patti nominated Melissa and Beth Stone (HO) nominated Rebecca to both remain on the Board; no additional nominations were received.
 - Melissa and Rebecca were each reelected for additional 3-year terms with no objections.
 - Steve, Patti and Raichelle's terms all expire in June 2028.

- **Old Business**

- Many HO's still have not registered on the RowCal portal (careteam@rowcal.com). RowCal also continues to need multiple HO emails and phone numbers.
- Dead trees and erosion behind 50-100 Michigan – Lenape Valley (LV) Detention Pond. A walk-through was held with LV's Property Management representative, who was fairly certain the property was LV's responsibility and was to consult with LV's facility manager regarding maintaining the area. Paul reached out to the property manager for an update, as a surveyor may be needed.
- The property maintenance walkaround was completed by RowCal. There were a few minor issues and the respective HO's were sent letters. A discussion occurred regarding the requirement for shutters to match.
- The downed tree in the playground was removed and the area looks good.
- Quotes were obtained for shade sail covers for the playground area. As they are very expensive (\$18k + installation) and multiple/separate pieces would be needed, they will not be purchased.
- Yard sale feedback – Although there was bad weather, some HO's set up and were able to make sales.
- 3 Michigan will paint garage door to match as soon as weather allows.
- 34 Michigan was sent a letter regarding continuously leaving trash bins out front/visible from the street.
- 17 Ontario's car parked in the grass has been resolved.
 - A HO inquired about extra parking spaces and using gravel vs paving. Clarification was provided that the Rules and Regulations require paved parking areas.

- **New Business**

- A HO inquired how to file a concern/complaint. Paul clarified that contact can be made with RowCal via the portal or at careteam@rowcal.com.
- A HO raised concerns about children riding motorized scooters, bikes, etc. in the street unsafely. As this is a Borough rule, some Board members may attend a Borough meeting to inquire if a sign could be installed in the development (like at Grings Mill) and/or if police patrolling can occur. It was noted that Spring Township has more stringent rules regarding this than the Borough.
- The Board is looking into developing Rules and Regulations for rental properties, to include basic requirements of information to provide tenants as well as the Board.

- **Adjourn meeting** - Rebecca motioned to adjourn. Melissa seconded. Motion carried.