

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

August 5, 2026 Meeting Minutes

Attendance:

BOD:

Steve Fabian, President
Rebecca Dorsey, Secretary
Melissa Royles, Treasurer
Raichelle Goins, Board Member
Paul Joslin, RowCal
2 Homeowners

- **Location** - 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 6/3/26 annual meeting minutes** – Raichelle motioned to approve the minutes. Steve seconded. Motion carried.
- **Treasurer's Report**
 - The financial reports for June and July 2026 were reviewed.
 - o Steve questioned the \$18.01 administrative fee. This was for the HOA PO Box fee.
 - o Steve questioned 1 prepaid and 1 credit under HO balances. Paul stated one was a payment received before the annual dues were posted and the other was due to 2 checks received. Paul will look into the credit.
 - o Rebecca motioned to approve the reports. Raichelle seconded. Motion carried.
 - Annual dues
 - o A HO noted the invoice includes a due date of 7/1. Paul has tried to correct this in the automated system. It will be corrected before the follow-up mass mailing is resent.
- **Old Business**
 - 66 HOs have registered in the RowCal portal. Paul is working on gathering HO information for those who have not registered in the portal.
 - E-bikes and electric scooters on roads and sidewalks – Steve will contact the Borough.
 - Erosion and dead trees behind 56 through 82 Michigan; Lenape Valley detention pond - Need to determine where the property lines are. A land survey will cost \$1070. Paul contacted Lenape Valley's Property Management regarding paying half of the cost, who will present it to their Board for approval. Rebecca motioned for the CCHOA to pay the fee and collect half of the cost from Lenape Valley once their Board approves. Raichelle seconded. Motion carried.
 - 3 Michigan has painted garage door (resolved).
 - 34 Michigan Drive trash cans visible from street (resolved for now).
 - Precise Outdoor seems to be doing a good job mowing.

- Rules/Regulations for rental properties – The Board will draft a Resolution for rental properties, to be shared with all HOs once finalized. Paul will ask RowCal's rental property division for additional information on managing rental properties.

- **New Business**

- 7 Ontario shed request was approved.
- 9 Michigan mold and loose siding – notification letter was sent.
- 11 Michigan mold on deck and siding – notification letter was sent.
- 79 Michigan peeling paint below front door – notification letter was sent.
- Playground inspection needs to be scheduled – Paul is waiting for a date.
- Next property management walk around will occur by 8/15/26.

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