

Oct 8 2021 Courtyard Board Meeting Minutes

10/8/2021 at 10:00am via Zoom

In Attendance: Lori Sealy & Richy Stromness, Jaycie Motiwala & Kaitlyn Linford (HOA Management)

Absent: None

1. Meeting was called to order by the Board at 10:00am via Zoom Meeting.
2. June meeting minutes were reviewed and approved previously via email.
3. Financials: The Balance Sheet was reviewed and stated that as of Oct 7th the Checking acct balance was \$696.54 and the Savings acct balance was \$3625.62 The Account Register was presented and all expenses were reviewed with no questions. The Profit & Loss statement was reviewed and stated that the HOA is over budget in the following: Insurance, Misc Repairs, Professional Fees, Electrical, Trash, and Water/Sewer. All owns are current on dues. The 2022 budget was presented with many increases to categories in the budget. The increases are needed to accommodate all expenses but the increases also would leave the HOA under budget for the year. The Board discussed if a dues increase to \$195/month was needed, or if Reserve Expense should be reduced to \$3984/year or if the Budget should remain as is with the Board agreeing to pay any differences needed in the year. The Board voted to leave the budget as is and if needed the Board will discuss if the difference should be paid by owners or reducing the amount going into savings.
4. Maintenance: The roof repairs still need to be watched to make sure they don't need further repairs. If funds are available the cherry tree needs to be trimmed. Also, if funds are available tree removal along the Northwest trees can be removed. 2022 projects will be possible brick repairs next to #5, painting/replacing Association sign. It was also discussed if the cost will end up being worth it to repair. Once estimates are in the Board can determine this.
5. Open Discussion: None
6. Next Board Meeting to be Feb 11th at 10am via zoom with the meeting docs emailed to the Board Members.
7. Meeting Adjourned at 10:32am.