

March 11, 2022 Courtyard Board Meeting Minutes

3/11/2022 at 10:00am via Zoom

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

Absent: Lori Sealy

1. Meeting was called to order by the Board at 10:00am via Zoom Meeting.
2. Oct 2021 Meeting Minutes were presented. Meeting Minutes were previously approved via email and posted to the Association website.
3. Financials: The Balance Sheet was reviewed and stated that as of Feb 28, 2022 the Checking acct balance was \$484.47 and the Savings acct balance was \$5626.13. The Account Register was reviewed with no questions. One Maint bill is still being paid off from 2021 work. The Profit & Loss statement was reviewed and stated that one owner was behind but would be getting caught up, one owner also paid ahead in 2021 so that income was already noted on the 2021 profit & loss. The HOA is over budget just a small amount on insurance, landscaping due to the 2021 invoice still being paid on and on the electrical & water from the city increasing the dues.
4. Maintenance:
 - a. Tree Removal Estimates were reviewed from Cutz Treez, Art Tree Removal, and Wild Bill's Tree Services. The Board discussed all the estimates to remove the trees along the North West wall of the HOA. These trees need to be removed due to a neighbor complaining to the City about the trees causing damage to their home everytime a branch falls. The Board voted to proceed with Cutz Treez. It was also discussed if the expense should be assessed to each of the owners or if savings should be used to pay for the work. The Board voted to have the expense paid for out of the Savings Account. All owners understand that if further work is needed down the road via the Savings funds that owners will be assessed for the expense. It was also stated that owners will need to move all vehicles and trailers from that portion of the parking lot for the tree removal.
 - b. The Gutters on the unit need to be inspected and cleaned out. This should not take place until early Spring.
 - c. The Flowering cherry tree in front of the building needs to be trimmed back away from the building. This will be done sometime in spring to early summer.
5. Landscape Estimates: A landscape estimate was presented by GSR Maintenance. Kaitlyn had checked with two other vendors and had hoped they would take on the job as they are local to Bountiful & Centerville area. Both vendors looked at the property and they did not want to give an estimate for the job because it is too small of a job for them. There is still some time until the season officially starts and Kaitlyn will continue to look for a vendor that is hopefully closer to complete the work.
6. Open Discussion: It was discussed if the owner of units 3 & 4 is still going to continue serving on the Board as it was heard that she may be stepping back and her son may be the one taking over the units. Kaitlyn will contact the owner to confirm this.
7. Next Board Meeting to be July 8th at 10am via Zoom.
8. Meeting Adjourned at 10:21am.