

June 4 2021 Courtyard Board Meeting Minutes

6/42021 at 10:00am via Zoom

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

Absente: Jaycie Motiwala

1. Meeting was called to order by the Board at 10:00am via Zoom Meeting.
2. Financials: The Balance Sheet was reviewed and stated that as of May 31, 2021 the Checking acct balance was \$722.67 and the Savings acct balance was \$2025.07 The Account Register was reviewed with no questions. The Profit & Loss statement was reviewed and stated that one owner was behind but would be getting caught up in June as they are having issues with the company who sends there payment. The HOA was over budget with insurance, professional fees, electrical utility, trash, and water expenses. Most were minimal with being over budget. It was also noted that some of the dues for 2021 were paid in 2020 and that has offset the HOAs profit and loss report with income. The water bill continues to be over what was budgeted and the HOA will need to increase this for the 2022 budget.
3. Maintenance: The roofs have had the repairs made but we will not be able to confirm if the repairs are enough until rain season. The flowering cherry tree in front needs to be trimmed away from the building. The HOA has funds to put down landscape paper and bark in the flower beds that don't have ivy, the Board agreed it would be good to do in the remaining two flower beds. The North flower bed will need to continue to have the random tree roots cut down and poisoned as they continue to come up. Bush trimming also needs to take place and will be done in June. If funds are available the trees along the North side that are dying can also be cut down, if funds look like they will be available Kaitlyn will get an estimate to have them removed.
4. Open Discussion: None
5. Next Board Meeting to be Oct 8th via zoom with the meeting docs emailed to the Board Members.
6. Meeting Adjourned at 10:20am.