

The Courtyards at The Links HOA Executive Board
Meeting Minutes

March 21, 2017

Present: Bud Vance, Karen Landry and Tom Fischer

Next meeting: Tuesday April 11, 2:00 PM

I. Discussion

The meeting was convened at 3:00 PM at the Community Center library. The purpose of the meeting was to discuss pending actions and issues, budget update and conduct normal business.

II. Actions

- A. Budget Discussion: Reviewed Balance Sheet and all related current budget reports. Newly formatted Balance Sheet and Profit & Loss report provided detailed comparison to previous year figures. Both reports documented we remain in good standing within our current budget. Continued discussion relating to possibly investing in CD's, however, it was decided to withhold decisions to do more than one year investments for the time being due to uncertainty of current interest rates and speculated future rate fluctuations. The board will continue to monitor and evaluate until a more definitive decision can be reached. The only consideration is one year CDs.
- B. Aging Report. Current report reviewed. Delinquencies have either been resolved or pending resolution consistent with appropriate notifications.
- C. Snow Removal: Discussed snow removal operation during snow storm of March 14th and a few relatively minor, but nonetheless annoying issues emanating from contractor activity. These matters will be discussed with the contractor to prevent future occurrences.
- D. Master Association Update: Bud provided an update on matters under the purview of the Links Master Association (MA) affecting the Courtyards. The MA unanimously disapproved a proposed dog park. The MA received an inspection of its facilities and are working to correct minor safety concerns and estimates are currently on-going. The MA is also working on a new Insurance provider and hoping to save money over the previous Provider.
- E. BrightView lawn care: Reviewed Brightview's first operations in the Courtyards with the application of mulch to all properties within the Link's communities. No major issues were reported and it appears Brightview's efforts were very satisfactory. Approximately 20 homeowners opted for free estimates for additional mulch and edging of beds. Ten homeowners opted for the additional work. No date has been set for beginning of owing of the lawns.
- F. The Board continues working with the Developer to finalize the Developer's obligations in the areas of landscaping, drainage and lighting primarily in the Phase 1C (Roundtop/Lookout/Chamberlain areas) and finalize timelines for completion of required

work. Once the plans have been finalized and approved by the Mount Joy Township Board of Supervisors', CY homeowners will be provided a summary of actions.

- G. Estimates have been received to remove the two large dead white pines on the north side of Mason Dixon and those will be removed within the next few weeks. Estimates have also been received for planting replacement evergreens and shrubs for late Spring plantings. We anticipate completion in early June.
- H. The thinning of the Cleveland pear trees primarily in Battery Ridge is scheduled to be completed in late 2017, after the trees become dormant.

The meeting was adjourned at 4:40 PM.

Respectfully submitted,

Bud, Karen, Tom