

## The Courtyards at The Links HOA Executive Board

### Meeting Minutes

June 19, 2018

Present: Bud Vance, Karen Landry, Russ Arrighi, and Dennis Bowman

Next meeting: TBD

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### **Discussion**

The meeting was convened at 3:00 PM at the Community Center library. Purpose of the meeting was to discuss routine monthly HoA business.

### **Actions**

- A. Dennis reviewed the financials. The Accounts Receivable (A/R) balances still look very good. Bud will be contacting two residents about delinquent accounts.
- B. Russ asked to see the current electric bills in comparison to the ones prior to upgrading the lights in Battery Ridge.
- C. Dennis will notify the HoA Executive Board members whenever he receives a settlement check. We will reach out to the new residents and welcome them to the neighborhood.
- D. Karen will send out mid-year statements to residents that have an outstanding A/R balance. Dennis will provide her a current QB backup.
- E. To ensure emails sent to the HoA account or answered in a timely manner, Bud will assign action.
- F. Phase 1C of the Development Plan for planting of trees and shrubs is on-going. A delay was caused by the utilities not being timely marked. Some residents requested diversion of some plants to other locations, but this is not an option. They must be planted in accordance with the Mount Joy Township's approved plan.
- G. We have extensively met with Brightview and discussed on-going problems with their Quality Control. Shrubs will be trimmed within the next few weeks. Due to the heavy rain they were asked to raise the cutting height of the mowers to lessen damage to the wet grass. Mower height will be lowered once we get dry weather.
- H. A total of eight (8) new street lights have been installed in Chamberlain Court; their fixture shades will be replaced such that they will be consistent with the other lights in the neighborhood.
- I. New LED bulbs will be installed in the Courtyards, similar to what was done in Battery Ridge, later this month.

### **Master Association Update:**

- A. Exterior surface of the pool has been completed.

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- B. Three (3) handicapped parking spaces have been completed by the 's
- C. entrance. Handicapped signs and posts, as well as marking tape for individual parking slots are on order and expected to be installed by 1 JUL.
- D. Some residents are breaking the pool rules by bring9ng glass into the pool and using it after hours. E-mail will be sent to all residents.
- E. There will be a 4<sup>th</sup> of July Social Function at the pool sponsored by the Social Committee, flyer should be out shortly.
- F. New three (3) year Master Association Insurance Policy has been received, needs a few tweaks and it will be finalized.

The meeting was adjourned at 4:30 PM.

Respectfully submitted,

Bud, Karen, Russ

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