

The Courtyards at The Links HOA Executive Board

Meeting Minutes

July 17, 2018

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

Next meeting: 21 August 2018

Discussion

The meeting was convened at 2:00 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. We also completed a brief budget review. The only budget item that has a cost overrun is electrical, which was planned. Surplus in snow removal will cover any shortfalls.
- C. The bank is only giving us one free check a month. For all other checks there is a .50 processing fee per check. It was decided to go back to manual checks. A savings even with offsetting the cost of envelopes and stamps. Dennis will write the check after he receives approval. Either of the three board members can sign the checks. Dennis's check will remain automated – paid by the bank.
- D. It was agreed that the Courtyard's financial records need an independent review. Bud will request assistance.
- E. To improve communications, all emails in the Courtyard HoA account will be signed by the author.
- F. We are working to finalize the revised Fence Regulation.
- G. We are looking at second week in October for the CY Annual Meeting. Once we have reserved the Premier Clubhouse, announcement will be sent to homeowners for a heads up.
- H. There will be a meeting with the Brightview Branch Manager next week to work out on-going issues with lawncare. All HOAs will be represented at the meeting.

Master Association Update:

- A. Parking of vehicles in Handicapped spaces remains a problem, e-mail was sent throughout the community to ensure only vehicles displaying valid handicapped decal or tags are using the spaces.
- B. Parking stripes for handicapped parking spaces will be installed soon, as they have been received.

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- C. Some complaints have been surfaced about the lifeguard and were forwarded to the Pool managers, Bill and Mary Thompson for resolution.
- D. Pool usage is up for the year, maybe due to the hot weather, but hopefully just more utilization by our residents.
- E. Repairs have been completed on the tennis courts and should result in increased usage.
- F. Recycling of nonrecyclable items continues to be a problem.
- G. A third bookcase has been installed in the library area. We urge all homeowners to stop by and look for reading material or puzzles.

The meeting was adjourned at 4:00 PM.

Respectfully submitted,

Bud, Karen, Russ

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