

The Courtyards at The Links HOA Executive Board

Meeting Minutes

May 28, 2019

Present: Bud Vance, Karen Landry, Russ Arrighi, and Tammie Woolgar

Next meeting: 19 June 2019 @ 9 am

Discussion

The meeting was convened at 9:00 am at the Community Center library. Purpose of the meeting was to discuss the finances, recycling, mailbox and general topics.

Actions

- A. We started the meeting discussing the finances. All look good. Tammie is doing a great job reaching out to the residents when there is a discrepancy with their HoA payments.
- B. We reviewed the updated Developer and Builder spreadsheet and made significant adjustments. Bud to meet with Rick to discuss increases and change to billing cycle.
- C. It was decided that we would offset our Golf Course expenses with the money they owe us from 2018. In addition, we will start billing them quarterly vice annually.
- D. It was determined that it's too much effort to work with the IRS to obtain an official Non-profit status. Therefore, we will not be able to utilize the Pa. Treasury CD rates.
- E. We will probably roll over the CD that we have with our bank, if the rates are competitive. We may purchase another CD. Decision will be made as we get closer to the end of the fiscal year.
- F. It was decided that Karen will pay all the bills after Bud and Russ approve them. We are still working on getting Tammie access to schedule payments.
- G. Since financially we look pretty good it was determined that we should do a thorough inspection of the CY and determine what needs to be repaired. A list will be created, costed out and prioritized.
- H. The annual meeting date is changed to 8 October in the Premier Clubhouse due to a vacation conflict.
- I. We have a meeting scheduled later this week with Brightview to address lawn care issues and needed repairs. This is an on-going issue.
- J. Bud will be coordination with the Garrison Falls POC for an assessment of their new contractor for lawn care and back brief the Board.

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- K. We are working on getting together with Paul Malat to discuss needed paver repair and installation.
- L. The Board will be doing a ride around throughout the Courtyards area and identifying homeowner needed improvements to their homes. Individual homeowners will be notified on needed improvements.

Master Association:

- A. A new mailbox has been installed in the community center parking lot. Commencing July 1st monthly HoA payments should no longer be dropped off or mailed to the Links Clubhouse (301 Mason Dixon Drive) and instead should be mailed to 200 Clubhouse Drive, Box 2.
- B. Recycling service is rescheduled to recommence Tuesday June 4th. Bins will be located behind the barn at 322 Mason Dixon Rd (across the road from the 5th hole fairway).
- C. Propane tank fill day was rescheduled from May 23rd to May 30th due to rain and thunderstorms.
- D. The community pool opened on Memorial Day weekend. Pool hours were extended to 11 PM. Please read the pool rules and regulations as some other important changes were implemented.

The meeting was adjourned at 10:30 PM.

Respectfully submitted,

Bud, Karen, Russ

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