

The Courtyards at The Links HOA Executive Board

Meeting Minutes

July 18, 2017

resent: Bud Vance, Karen Landry and Tom Fischer

Next meeting: 22 August, 2:00 PM

Discussion

The meeting was convened at 2:00 PM at the Community Center library. The purpose of the meeting was to discuss pending actions and issues, budget update and conduct normal business.

Actions

- A. A mid-year budget review was conducted. No expenses are over budget as of this review.
- B. Mid-year emails were sent to residents that paid in advance or were delinquent. Regardless of the amount. Questions have been minimal. Results will be reflected in August review.
- C. It was agreed that the lamp posts will be painted where needed.
- D. Research will be conducted to determine why all the courts are without sprinklers. Bud's action
- E. Board is reviewing online HoA memberships, to determine if it would be beneficial to join for purposes of gaining insight to how other HoAs administer their responsibilities. HoA Leader.com cost is less \$100.00 for a year's membership.
- F. Further discussion of developing a plan to transition street lights from outdated metal halide bulb and ballast system to LED bulbs over an extended period of time. A few lights have already been rewired to accommodate LED bulbs and have been under scrutiny for over one year to help evaluate if transitioning to an LED system is viable and more cost efficient. Continual planning and acquiring of cost and work estimates from reputable electrical contractors is in progress.
- G. Continued discussion regarding possible future installation of pavers on the corners of Courtyard entrances.
- H. Discussed potential installation of sprinklers in Courtyard Islands.
- I. Brightview will coordinate with TrueGreen to repair damage by the entry by Brooke Court caused by a leaking hose.
- J. Malat Contracting has completed the planting of replacement trees and shrubs with the exception of one cherry tree in the Penn Court Island. Delay was caused by a nesting duck. The missing cheery tree will be planted this fall.
- K. Paver repair for the streets has started and will be completed within a week, or so.
- L. Brooke Court has not submitted a coordinated answer from the residents on preference for plantings to beautify the center island.

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Master Association (MA) Update:

1. The MA has a new insurance policy for the Community Center and Pool area.
2. Pool fountain is working. Additional maintenance on the plumbing will be completed after the pool closes.
3. Rental of the CC includes the kitchen
4. The MA will have the trees trimmed by the Community Center, some of the branches are against the building and/or roof.

The meeting was adjourned at 4:15 PM.

Respectfully submitted,

Bud, Karen, Tom