

The Courtyards of Carlisle, Unit Owners Association, Inc.

August Meeting Minutes

August 19, 2024

Board Members in attendance: Pam Jones, Stephanie Taylor, Christopher Lewis, Jacqueline Moser

Hershey Real Estate Services Personnel in attendance: Calvin Yoder

The meeting was called to order at 6:00 PM.

- **Quorum:** Quorum was established.
- **Approval of Meeting Minutes** from July 15, 2024, motion made, seconded, and passed.

Old Business

- **Unresolved maintenance issues update:** Seven properties need skim coating on foundation?
- **Delinquency Update:** One foreclosure is scheduled for December 2024. A few other delinquent properties are headed towards foreclosure if payments are not made.
- **Rental Update:** We remain at maximum capacity for rentals. All rental properties are now in compliance and have submitted leases.
- **Utility Boards:** All boards but one have been replaced. The final utility board is scheduled to be replaced on August 21.
- **Shrub Replacement:** Notices have been sent to remind owners to water the new shrubs.
- **Water Intrusion Project Update:** Board will be discussing how much to pay towards Members First loan.
- **Spring Walkaround Update:** Notices have been sent to residents regarding issues discovered during the walkaround. The notices had a due date of August 15 to be addressed and we will be checking to make sure they are completed
- **Dryer Vents/Drainage:** Work is nearing completion.

New Business

- **Tree Trimming:**

Action Item: A motion was made, seconded, and passed to approve the tree trimming contract with Wayne Halteman for tree trimming.

- **Snow Removal:** The board is currently getting an updated snow removal contract from Carns.

- **AVRs:**

11 Court Lane: A motion was made, seconded, and passed to approve the AVR for 11 Court Lane

74 Courtyard Drive: The board agreed to approve the AVR once the property owner confirms with the contractor that they will not be drilling directly into the siding.

60, 93, and 47 Courtyard Drive: Motions were made, seconded, and passed to approve AVRs for 60, 93, and 47 Courtyard Drive.

- **Violation Hearing Request (87 Courtyard Drive):** Robert Schlitt of 87 Courtyard Drive requested the that board rescind and revoke the violations he received for not cleaning the patio fence and leaving his garage door open. A copy of Mr. Schlitt's statement is attached to these minutes.

HOA Reminders:

- Property owners with maintenance or other users should reach out to Cal directly through e-mail, rather than using the Facebook group to communicate.

Question & Answer Period

Next Monthly Meeting will take place on September 16 at 6:00 p.m. at the Stuart Community Center. The Board meets the 3rd Monday of every month.

- **Adjourn**

The meeting was adjourned at 6:29 PM by unanimous consent.