

The Courtyards of Carlisle, Unit Owners Association, Inc.

July Meeting Minutes

July 15, 2024

Board Members in attendance: Debbie Keyser, Stephanie Taylor, Christopher Lewis, Jacqueline Moser

Hershey Real Estate Services Personnel in attendance: Calvin Yoder

The meeting was called to order at 6:02 PM.

- **Quorum:** Quorum was established.
- **New Board Assignments:** The new board was introduced: Pamela Jones, President; Debbie Keyser, Vice President; Stephanie Taylor, Secretary; Christopher Lewis, Treasurer; Jacqueline Moser, Member-At-Large.
- **Approval of Meeting Minutes** from May 20, 2024, motion made, seconded, and passed.
- **Approval of Emergency Meeting Minutes** from June 10, 2024 and July 1, 2024, motion made, seconded, and passed.

Old Business

- **Unresolved maintenance issues update:** Nothing to report.
- **Delinquency Update:** Nothing to report.
- **Rental Update:** We remain at maximum capacity for rentals. All rental properties are now in compliance and have submitted leases.
- **Utility Boards:** Replacement work continues. Two buildings had to be postponed due to PPL being dispatched elsewhere.
- **Shrub Replacement:** Shrub replacement is complete. Some shrubs are thriving, while others are not doing well. Property owners have been reminded to routinely water them.
- **Water Intrusion Project Update:** There are a few concerns regarding siding coming off at several spots (near garage door trim). Lemus will repair. Owners should notify Cal if they discover any issues with their siding
- **Spring Walkaround Update:** Notices have been sent to residents regarding issues discovered during the walkaround. The main issues involved the shed doors and patios.

New Business

- **Dryer Vents & Drainage Update:** Work is scheduled to begin by the end of July and wrap up at the end of August.
- **Tree Trimming:** The board is currently getting estimates for trimming the trees around the perimeter of the community.
- **AVRs:** None

HOA Reminders:

- Trash should be placed out no earlier than 24 hours before pickup day.
- Pets must be kept on a leash and cleaned up after.
- There is to be no feeding of stray cats.
- Please adhere to the No Parking signs located in the community.
- Items such as toys and lawn furniture should not be left out in the grassy areas and must be stored within your unit, the shed or garage, or within the patio fence area.

Question & Answer Period

Next Monthly Meeting will take place on August 19 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 6:15 PM by unanimous consent.