

The Courtyards of Carlisle, Unit Owners Association, Inc.

September Meeting Minutes

September 16, 2024

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

Hershey Real Estate Services Personnel in attendance: Calvin Yoder

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

- **Quorum:** Quorum was established.
- **Approval of Meeting Minutes** from August 19, 2024, motion made, seconded, and passed.
- **Approval of Emergency Minutes** from August 19, 2024, motion made, seconded, and passed.

Old Business

- **Unresolved maintenance issues update:** Still addressing non-working lampposts.
- **Delinquency Update:** No new updates; notices for late fees (both monthly and special assessment) continue to be sent to delinquent owners.
- **Rental Update:** We remain at maximum capacity for rentals. All rental properties are in compliance.
- **Utility Boards:** Utility board work is complete. Next, the board will investigate having the pipes for the gas lines repainted.
- **Shrub Replacement:** Will be reevaluated in the spring of 2025.
- **Water Intrusion Project Update:** Board looking into locking the interest rate on the Member's First loan and deciding how much of the loan to pay down. The project itself is 99% complete. If owners have any issues, they are to reach out to Cal.
- **Spring Walkaround Update:** Deadline has passed for issues to be addressed. Those not in compliance will be receiving a letter and an e-mail.
- **Dryer Vents/Drainage:** Work is completed. If owners have any issues, they should contact Cal.
- **Tree Trimming:** Contract for trimming has been approved and we are awaiting a date for the work to occur.

- **Door Painting:** Waiting on date for the seven doors to be painted.

New Business

- **Snow Removal:** Should have contract for approval in October.
- **Paving and Sealing:** The board is gathering bids to pave and seal all the driveway areas in the community in 2025.

HOA Reminders:

- Property owners are reminded to disconnect hoses this winter and cover the outside faucet.

Question & Answer Period

Next Monthly Meeting will take place on October 21 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 6:13 PM by unanimous consent.