

Courthouse Walk HOA August 2018 Minutes

October 23, 2018

111 Maryland Ave

Board Members present: Al Ripskis, Erin Wayman, David Stupar, Michael Cook, Jonathan Lock

Summit Management present: Farida Umatan

Number of HOA Members Present (excluding Board): 4

General Items of Note:

- Minutes from the August meeting were approved
- Reports of Officers, Committees and Management
 - President Report
 - Sidewalk repair has been started by the City
 - Ralph will speak with the foreman about whether they can slightly angle the path near the end of unit 334 to divert water to the road as opposed to behind the units
 - David and Farida have started to get dates and a quote for a tree pruning day
 - Treasurer Report
 - See CD bullet below under New Business
 - Tree Committee Report
 - **Action item – Michael:** Organize a walk-through in Spring with the City to assess Pin Oak trees and the extent of the bacterial leaf scorch BLS and provide a report to the board
 - **Action item - Michael:** Contact Stadler and cc Board and Ralph about shrubs that may provide privacy and grow well in our climate with limited watering. We currently have 20 red-tipped photinia in this location that would need to be removed. These plants are situated between the trees at the back of Lynn Manor Court units on Lynn Manor Drive and they are dying and not providing the privacy and beauty that was hoped. Ralph recommended Luyken Laurel shrubs tall. Quotes can be discussed and voted on at a future meeting.
- Old Business
 - Seal coating and striping: November 1st asphalt repair (no moving of vehicles required). November 8th and 14th parking lot will be closed for 48 hours each period for seal coating and then striping.
 - **Action item – Farida:** Clarify the closures and organize alerts via email, mail, and mailbox ads.
 - **Action item – Al and Farida:** Be onsite to ensure that the asphalt repair on Nov 1st is done according to the contract and updated map that has been provided to Farida. Al will oversee the seal coating and striping on the 8th and 14th.
 - Tree pruning day
 - **Action item – Farida:** will get clarification on how many tree climbers they have – we would prefer two climbers
- New Business
 - **Action item – Farida/Jonathan:** Upon maturity of the Union Bk CD on 11/8/18, transfer the \$20,166.82 into Congressional Bank 30-36 month CD account.
 - Board unanimously voted for a free increase of \$90 per annum to \$1290.

- The Board will meet to confirm the budget on Tuesday 11th December at 7pm in Dave's drive way. **Action item – Farida:** send out notices to all owners regarding the proposed budget.
- AOB
 - **Action item – Jordan:** Add a maintenance request to our new website via a link to the Summitmanage.com submission page for such.
 - **Action item – Farida:** Add "significant mold on front/back of house/steps" to the architectural review form
 - **Action item – Farida:** Investigate the cost of hiring an attorney to institute a fee schedule for fines and the cost of changing the bylaws
 - **Action item – Farida:** Check whether our landscape contractor put pre-emergent crabgrass and weed control down in early spring and ensure that it is done next spring
 - **Action item – Farida:** Send a letter to 315 asking them to recolor their steps to a color that matches the underlying steps (they are currently a grey-blue hue) and inform them that they did not submit an architectural review form for consideration by the Board prior to this architectural change.