

MINUTES OF THE COURTYARDS AT JETTON  
BOARD OF DIRECTORS MEETING OF OCTOBER 4, 2018

THE MEETING WAS CALLED TO ORDER AT 9:00AM BY PRESIDENT JOHN MELIUS WITH ALL MEMBERS AND CHRIS ASHWORTH IN ATTENDANCE.

J. MELIUS INFORMED THE BOARD THAT HE WAS RESIGNING AS PRESIDENT IMMEDIATELY DUE TO HIS IMPENDING MOVE OUT OF THE NEIGHBORHOOD. ALL MEMBERS EXPRESSED THANKS TO JOHN FOR HIS LEADERSHIP AND SERVICE TO THE COMMUNITY AND THEN HE WAS EXCUSED FROM THE MEETING. CHRIS ASHWORTH WAS APPOINTED BY THE BOARD TO FILL THE REMAINDER OF J.MELIUS'S TERM.

T. STUDER INFORMED THE GROUP THAT AFTER A DETAILED COMPARISON OF THREE DIFFERENT HIGHLY RATED CONTRACTORS A NEW LANDSCAPE CONTRACT HAS BEEN SIGNED WITH THE BYRD'S GROUP EFFECTIVE OCTOBER 1, 2018 AND THAT THE PRIOR CONTRACT WITH LANDSCAPE SOLUTIONS AND THEIR IRRIGATION COMPANY WAS CANCELED AS OF THAT DATE. THESE EVALUATIONS INCLUDED VISITS TO PROPERTIES CURRENTLY MAINTAINED BY THE COMPANIES ALONG WITH DETAILED DISCUSSIONS WITH THEIR OWNERS AND SITE MANAGERS OF THE SERVICES TO BE PROVIDED.

BYRD HAS ALREADY BEGAN ACTIONS FOR WEED AND INVASIVE GRASS CONTROL, PROVIDED MOWING AND EDGING SERVICES AND IS SCHEDULED TO AERATE AND PUT DOWN SEED DURING THE WEEK OF OCTOBER 8, WEATHER PERMITTING. IRRIGATION HEADS WILL BE FLAGGED PRIOR TO THE AERATION AND RESIDENTS WILL BE NOTIFIED TO LEAVE THE FLAGS IN PLACE PRIOR TO THE WORK BEING DONE. THEY ARE ALSO PROVIDING A QUOTE FOR THE REPLACEMENT OF ALL DEAD TREES AND SHRUBS. SOIL SAMPLES WILL BE TAKEN AND ADDITIONAL LIME APPLIED AS NEEDED TO BALANCE SOIL PH FOR PROMOTING GRASS HEALTH AND GROWTH. THEY WILL ALSO CONTINUE TO PERFORM WEED AND INVASIVE GRASS CONTROL, ALONG WITH GRUB AND INSECT CONTROL AS NEEDED. THE COSTS FOR BYRD'S SERVICES IS EXPECTED TO RESULT IN AN ANNUAL INCREASE OF APPROXIMATELY \$10,000 ANNUALLY OVER OUR CURRENT SPENDING LEVEL.

D. BROPHY HAS RECEIVED A LETTER FROM THE TOWN OF CORNELIUS OUTLINING THE STEPS THAT MUST BE TAKEN FOR THE TOWN TO ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF OUR NEIGHBORHOOD STREETS. THE CORE SAMPLES OF THE ASPHALT AND UNDERLAYMENT THAT WERE PREVIOUSLY TAKEN AT THE EXPENSE OF EPCON WERE ACCEPTABLE. HOWEVER WE WILL HAVE TO HAVE ALL OF THE STORM DRAINS IN THE DEVELOPMENT INSPECTED BY A CONTRACTOR USING ROBOTIC CAMERAS FOR THE VERIFICATION THAT THERE ARE NO OBSTRUCTIONS. THE COST ESTIMATE FOR THIS INSPECTION IS \$4,000. IF OBSTRUCTIONS ARE FOUND THE COST FOR VACUUMING IS \$225 PER HOUR PLUS A HAULING FEE OF \$85 PER LOAD.

TO AVOID FUTURE MAINTENANCE AND REPLACEMENT COSTS WE SHOULD ALSO TURN THE STREET LIGHTS OVER TO THE TOWN. THESE LIGHTS ARE CURRENTLY LEASED FROM ENERGY UNITED AND THE COST TO BUY OUT THE LEASE IS \$7200. IF WE TURN THE LIGHTS OVER TO THE TOWN IT WILL SAVE US \$2400 ANNUALLY IN LEASE AND ELECTRICITY COSTS.

THE BOARD MOVED TO HAVE D. BROPHY DETERMINE IF WE CAN GO FORWARD WITH THE STREET TURNOVER BUT DELAY THE LIGHT TRANSFER TO A LATER DATE. IF THAT IS THE CASE, HE IS TO PROCEED AS SOON AS PRACTICAL WITH THE STORM SEWER INSPECTION AND NECESSARY PAPERWORK WITH THE

CITY FOR THAT TRANSFER. C. ASHWORTH IS TO CONFIRM THAT THE TOWN WILL ASSUME RESPONSIBILITY FOR THE ELECTRICITY COSTS FOR THE LIGHTS AFTER THEY ARE TURNED OVER TO THEM.

WITH THE DEPARTURE OF J. MELIUS THE BOARD APPOINTED T. STUDER AS PRESIDENT TO FILL THE REMAINDER OF JOHN'S TERM. TOM IS TO VERIFY THE REMAINING TERMS FOR ALL OF THE CURRENT BOARD MEMBERS.

BOARD MEMBERS WILL REVIEW THE BUDGET FOR 2019 AT THE NOVEMBER MEETING AND DECIDE ON RECCOMENDATIONS FOR COVERING THE INCREASED COSTS FOR LANDSCAPING AND THE EXPENSES FOR TURNING OVER OUR STREETS. THESE RECCOMENDATIONS WILL BE PRESENTED TO HOMEOWNERS AT THE ANNUAL MEETING ON DECEMBER 11.

THE NEXT BOARD MEETING IS SCHEDULED FOR TUESDAY, NOVEMBER 6 AT 9:00AM AT THE HOME OF D. SCHRODER.

THE MEETING WAS ADJOURNED AT 10:53.