

MINUTES OF THE COURTYARD AT JETTON
BOARD OF DIRECTORS MEETING OF JANUARY 10, 2018

THE MEETING WAS CALLED TO ORDER BY PRESIDENT JOHN MELIUS AT 9:00AM WITH ALL MEMBERS AND MATT PRIOR OF HENDERSON PROPERTIES PRESENT.

FINANCIAL REPORT

M. PRIOR PRESENTED THE YEAR END 2017 FINANCIAL REPORT SHOWING THAT THE FULL YEAR SPENDING WAS POSITIVE TO BUDGET BY \$5,932.33 AND THE YEAR END RESERVE ACCOUNT HAD \$23,814.63. THE MAJOR SAVINGS TO BUDGET WERE DUE TO DECREASED WATER AND LANDSCAPING EXPENSES. THE WATER REDUCTION IS DUE TO THE SMART WATER PROGRAM AND THE LANDSCAPE CONTRACT RENEGOTIATION.

M. PRIOR ALSO REPORTED THAT NUMEROUS DEAD PLANTS HAVE BEEN REPLACED BUT THAT TWO HOMES WERE MISSED AND THESE WILL BE ADDRESSED ALONG WITH THE DEAD TREE AT THE REAR OF LOT 24.

2018 OFFICER ELECTION

THE BELOW OFFICERS WERE ELECTED:

PRESIDENT – JOHN MELIUS
VICE PRESIDENT – DENNIS BROPHY
TREASURER – TOM STUDER
SECRETARY – ED BRAXTON
AT LARGE MEMBER – DEKE SCHROEDER

MAINTENANCE AND INDEMNITY AGREEMENT FOR PLANTS AND SHRUBS

AFTER CONSIDERABLE DISCUSSION THE BOARD APPROVED THE MAINTENANCE AND INDEMNITY AGREEMENT THAT ALLOWS HOMEOWNERS TO REQUEST APPROVAL OF ADDITIONAL PLANTINGS OF TREES, SHRUBS, AND PLANTS OUTSIDE OF THEIR COURTYARD AREA. THIS WORK MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE AND ALSO THE BOARD OF DIRECTORS. THE BOARD ALSO AGREED TO REVIEW BY THE NEXT BOARD MEETING THE PROPOSED CHANGES TO THE COMMUNITY POLICIES AND GUIDELINES SUBMITTED BY THE ARC AND LANDSCAPE COMMITTEE.

OLD BUSINESS

ANOTHER MEETING WAS HELD ON DECEMBER 21 WITH BOB KARDOS AND MIKE DAVIS OF EPCON TO ADDRESS THE ISSUES WITH THE RETAINING WALLS AND ALSO THE PAVING MATERIALS ON THE CURBS FROM THE STREET RESURFACING. EPCON AGREED TO ADDRESS THESE ISSUES AS SOON AS WEATHER PERMITS BY ADDING ADDITIONAL HEIGHT TO SECTIONS OF THE WALL TO CLEAN THE SILT FROM THE DRAINAGE SWALE BEHIND THE WALL AND TO REPLACE DRAINS THAT WERE COVERED DURING LANDSCAPING.

T. STUDER SUBMITTED AN EXTENSIVE LIST OF RECCOMENDATIONS FOR IMPROVEMENTS TO THE IRRIGATION SYSTEM INCLUDING CHANGING OUT OF SPRINKLER HEADS THAT ARE WATERING NONGRASSY AREAS. THE BOARD ASKED THAT HE GET A QUOTE FOR THE RECCOMMENDED WORK.

T. STUDER HAD THE NC FORESTERY SERVICE EVALUATE THE TREES BEHIND THE WALL ON GREENTREE AND THEY WERE ALL JUDGED TO BE HEALTHY AND THERE SHOULD BE NO NEED FOR CONCERN OF IMMEDIATE AND UNREASONABLE DANGER.

THE NEXT BOARD MEETING WILL BE ON TUESDAY FEBRUARY 6 AT 9:00 AT D. BROPHY'S HOME.

THERE BEING NO ADDITIONAL BUSINESS THE MEETING WAS ADJOURNED AT 10:40pm.