

MINUTES OF THE COURTYARD AT JETTON
BOARD OF DIRECTORS MEETING OF OCTOBER 10, 2017

THE MEETING WAS CALLED TO ORDER BY PRESIDENT JOHN MELIUS AT 9:00AM WITH ALL MEMBERS PRESENT EXCEPT FOR B. COOPER. MIKE HUFF AND MATT PRYOR OF HENDERSON PROPERTIES WERE ALSO IN ATTENDANCE.

J. MELIUS INFORMED THE BOARD THAT BILL COOPER HAS RESIGNED HIS POSITION ON THE BOARD DUE TO HEALTH REASONS. MIKE HUFF HAS VOLUNTEERED TO TAKE OVER THE RESPONSIBILITY FOR THE LANDSCAPING COMMITTEE AND T. STUDER WILL BE HIS BOARD LIASON. M. HUFF INFORMED THE GROUP THAT HE HAS BEEN TREATING FIRE ANT BEDS IN THE NEIGHBORHOOD AND HE WAS ENCOURAGED TO CONTINUE TO DO SO. HE IS PLANNING TO REMOVE SEVERAL BOXWOOD PLANTS IN HIS COURTYARD AND THE ARC WILL NEED TO DECIDE IF THERE IS A SUITABLE PLACE FOR THEM TO BE REPLANTED. HUFF AND STUDER WERE ASKED TO MAKE A LIST OF ALL PLANT AND IRRIGATION SYSTEM ISSUES BY THE NEXT BOARD MEETING.

THE MINUTES FROM THE PRIOR BOARD MEETING WERE APPROVED AS WRITTEN.

MATT PRYOR GAVE AN UPDATE ON THE FINANCIALS AND INFORMED THE BOARD THAT THERE ARE NO CURRENT DELINQUENCIES OR LIENS. HE WAS INSTRUCTED TO MOVE \$8,500 FROM THE OPERATING ACCOUNT TO THE RESERVE ACCOUNT AS PREVIOUSLY APPROVED.

OLD BUSINESS

J. MELIUS MET AGAIN WITH B. KARDOS AND HE AGREED TO ADDRESS THE ISSUES WITH THE DRAINAGE SWALE BEHIND THE HOMES ON GREENTREE. IF THIS DOES NOT CORRECT THE RUNOFF IN THE YARDS THEY WILL ADD PAVERS TO THE WALL. E. BRAXTON IS TO FORWARD TO T. STUDER THE ENGINEERING SPECIFICATIONS FOR THE WALLS.

E, BRAXTON INFORMED THE GROUP THAT HE HAD WRITTEN TO B. KARDOS REQUESTING THAT EPCON REMOVE THE DEAD TREES NEXT TO THE POND BEHIND DAYMARK AND THAT HE HAD NOT AGREED TO DO SO. BRAXTON IS TO REQUEST THAT HE RECONSIDERS AND THAT THEY ALSO CORRECT THE EROSION BEHIND THE WALL THERE.

T. STUDER STATED THAT THE SMART WATER APPLICATION WAS SUBMITTED ON JUNE 6 BUT THE WATER BILL HAS NOT BEEN REDUCED. HE IS IN TUCH WITH THE BILLING DEPARTMENT TO GET THIS CORRECTED AND WILL ASK FOR A RETROACTIVE CREDIT.

AN APPEAL WAS MADE BY A RESIDENT ON THE DENIAL OF HIS REQUEST TO THE ARC TO PLANT SHRUBS IN HIS SIDE YARD. THE BOARD FELT THAT IF THE HOMEOWNER SIGNED A WAIVER STATING THAT THE RESPONSIBILITY FOR THESE PLANTS WERE THE HOMEOWNERS AND NOT THE COMMUNITY AND THE ARC AND LANDSCAPING COMMITTIES AGREED WITH THIS THEN APPROVAL MIGHT BE WARRENTED. THE BOARD REQUESTED THAT THE ARC AND LANDSCAPE COMMITTEE MEMBERS ATTEND THE NEXT BOARD MEETING TO DISCUSS THIS COMPROMISE.

NEW BUSINESS

M. PRYOR PRESENTED THE PROPOSED BUDGET FOR THE UPCOMING OPERATING YEAR. DUE TO THE NEED TO BUILD A SUFFICIENT RESERVE TO COVER FUTURE HOME MAINTENANCE THE BOARD AGREE TO RECOMMEND THAT PROPERTY OWNER DUES BE INCREASED BY FIVE PERCENT OR \$14.00 PER MONTH. THERE WERE A FEW MINOR MODIFICATIONS MADE TO THE PROPOSED BUDGET.

AT OUR ANNUAL MEETING SCHEDULED FOR DECEMBER 6 T. STUDER WILL BE UP FOR REELECTION AS BOARD TREASURER.

M. PRYOR INFORMED THE GROUPS THAT THE FIRST HARVEST FOOD DRIVE IS SCHEDULED FOR NOVEMBER WITH BAGS LEFT ON OUR DOORSTEPS ON NOVEMBER 3 FOR FILLING WITH NONPERISHABLE GOODS TO BE PICKED UP ON NOVEMBER 10.

THE NEXT BOARD MEETING IS SCHEDULED FOR NOVEMBER 8 AT 9:00AM AT D. BROPHY'S HOME.

THE MEETING WAS ADJOURNED AT 11:00AM.