

The Courtyards at Jetton
Board Turnover Meeting
Minutes
8/31/16

Chris Ashworth opened the meeting at 6:00pm in the Model. Rich Hearth, Mike Davis and Jill Goodwin were also in attendance. Matt Pryor represented Henderson Properties. 19 lot owners were in attendance.

Previous membership meeting minutes were approved.

Matt went through the management report and financials. There were questions about the water bills, especially the high irrigation bills. There were a couple of irrigation leaks that were repaired (Matt will pull the repair bills for the new Board), but most of the cost is due to new sod watering. Epcon has agreed to pay any irrigation water above \$1,500 per month until the irrigation is shut off for this season.

Matt was also asked to get zone run times from Southern Shade.

There was also a question about the reserve account. The \$500 working capital that each new owner pays in at closing can be used to help with operating expenses per section 8.8 of the Declaration. But now that we received the \$8,845 check from Epcon for the sod watering the new Board will vote on moving \$4,000 back to the reserve that was needed to cover the water bill invoice.

Rich and Mike gave the Epcon developer update. There are 5 homes left to close. Once they are complete the sidewalk and street repairs will be made and then the top coat of asphalt. (The roads will be private. It would be up to the HOA to try to get the Town to take them over for maintenance). The common area will be walked with the HOA and Epcon before being turned over, similar to the building walks.

Southern Shade will be spraying for weeds and then aerating, over seeding and fertilizing next month.

There are 5 owners who sent in their nomination form to get on the ballot: Dennis Brophy, Bill Cooper, CW Dotson, John Melius and Thomas Studer. The floor was opened up for nominations and Gary Williams got a second and his name on the ballot.

After the written ballots were counted CW Dotson, John Melius and Dennis Brophy were elected to 2 year term. Bill Cooper and Gary Williams were elected to the 1 year terms.

New Board will hold its first meeting September 6th, 10am at Gary Williams home.

The meeting was adjourned at 7:30. The next membership meeting will be the budget ratification in November.