

MINUTES OF THE COURTYARD AT JETTON  
BOARD OF DIRECTORS MEETING OF NOVEMBER 8, 2017

THE MEETING WAS CALLED TO ORDER BY PRESIDENT JOHN MELIUS AT 9:00AM WITH ALL MEMBERS PRESENT EXCEPT FOR B. COOPER. DEKE SCHROEDER AND ALSO MEMBERS OF THE ARC AND LANDSCAPE COMMITTEES ALSO WERE IN ATTENDENCE.

J. MELIUS EXTENDED THANKS TO T. STUDER FOR GETTING THE SMART WATER APPLICATION TO THE ATTENTION OF THE WATER BILLING DEPARTMENT AND FOR GETTING A CREDIT FOR PRIOR MONTHS.

T. STUDER REPORTED THAT OUR FINANCES ARE ON BUDGET AND THE BOARDS PRIOR ACTIONS WITH WATER BILLING AND THE HIRING OF A NEW LANDSCAPE COMPANY HAVE SIGNIFICANTLY REDUCED BOTH OF THOSE EXPENSES.

j. MELIUS REPORTED THAT WE ARE AWAITING B. COOPER'S RESIGNATION LETTER AND THE BOARD THEN AGREED TO DEKE SCHROEDER'S NOMINATION AS COOPERS REPLACEMENT ON THE BOARD. ALSO, T. STUDER WILL BE UP FOR REELECTION AS TREASURER AT THE ANNUAL MEETING.

THE ANNUAL MEETING IS SCHEDULED FOR DECEMBER 6 AT 6:30 IN THE AQUESTA BANK COMMUNITY ROOM. BOARD MEMBERS ARE TO GET THEIR AGENDA ITEMS TO T. SCUDER.

THERE WAS CONSIDERABLE DISCUSSION WITH THE BOARD, ARCHITECTURAL REVIEW AND LANDSCAPE COMMITTEES CONCERNING THE PROPOSAL FOR A MAINTENANCE AND IDEMNITY AGREEMENT FOR LANDSCAPING. THIS AGREEMENT WOULD ALLOW, WITH PRIOR COMMITTEE APPROVAL, THE PLANTING OF FLOWERS AND SHRUBS ON SIDE YARDS AND BACKYARDS. THE ARC AND LANDSCAPE COMMITTEES WERE CHARGED WITH DRAFTING ADDITIONAL GUIDELINES TO BE SUBMITTED TO THE BOARD FOR REVIEW AND APPROVAL. IT WAS AGREED THAT SUCH PLANTINGS MUST BE DONE BY OUR LANDSCAPE COMPANY AT THE REQUESTING HOMEOWNER'S EXPENSE AND ALSO MUST BE COVERED BY EXISTING IRRIGATION AND REQUIRE NO ADDITIONAL IRRIGATION INSTALLATION.

T. STUDER INFORMED THE BOARD THAT HE WILL HAVE BLACKSONE DEMONSTRATE TO HIM THAT ALL IRRIGATION ZONES ARE WORKING PROPERLY PRIOR TO SHUTTING THE SYSTEM DOWN FOR THE WINTER. D. BROPHY REQUESTED THAT TOM INQUIRE INTO HAVING THE IRRIGATION SYSTEM BLOWN OUT AS PART OF THE WINTER SHUTDOWN.

E. BRAXTON INFORMED THE GROUP THAT MECKLENBURG COUNTY REGULATIONS DO NOT ALLOW ANY TRIMING OF PLANT LIFE ADJACENT TO THE STORM WATER RETENTION PONDS BEHIND THE HOMES ON DAYMARK DRIVE. WE ARE STILL WAITING FOR EPCON TO CLEAN UP THE DEBRIS IN THAT AREA ALONG WITH CLEANING THE ASPHALT STAINS ON THE STREET CURBS. THE BOARD AGREED TO MEET THIS WEEK AND WALK THE AREA BEHIND THE STONE WALL AT THE REAR OF HOMES ON GREENTREE TO IDENTIFY THE SOURCE OF ANY DRAINAGE ISSUES.

QUESTIONS WERE RAISED ABOUT THE PUBLISHING OF A NEIGHBORHOOD DIRECTORY AND IT WAS AGREED TO TABLE THIS FOR APPROVAL AT THE ANNUAL MEEING.

E. BRAXTON REQUESTED THAT THE PINESTRAW BE REPLACED UNDER THE REAR FENCE BEHIND THE HOMES ON DAYMARK DRIVE DUE TO SOME EROSION. THIS WAS APPROVED.

THE NEXT BOARD MEETING IS SCHEDULED FOR DECEMBER 5 AT 9:00AM.

THE MEETING WAS ADJOURNED AT 10:20AM.