

Minutes of The Courtyards at Jetton Board of Directors Meeting of November 6, 2018

The meeting was called to order at 9:00 a.m. by President Tom Studer with all members and Matt Pryor in attendance.

The minutes of the October 4, 2018 meeting were approved as written.

Landscape Updates

T. Studer reported that aeration and over-seeding was done on October 17 and Byrd will inspect for any areas with sparse growth and apply additional seed as needed. Dead shrubs and a tree were recently replaced at a cost of **\$3,462**. Since lime was recently applied by the previous contractor, Byrd will delay taking soil samples until this spring to determine that we have the correct PH levels.

Town of Cornelius – Responsibility for Street Maintenance

C. Ashworth informed the board that the recent storm sewer inspection is currently being reviewed by the Town of Cornelius Engineer and that we should get the results by the end of this week and will know then if any additional work will be required to meet the town's requirement for assuming responsibility for our streets. We are waiting for the scoping company to provide a bill for services rendered to date and also for an estimate of future work to be done if required by the City.

CONSTRUCTION WARRANTY CLAIM (vents and pipe boots)

As the result of some minor leaks in the roofs of two homes, an inspection was performed by a roofing company of all of the vents and pipe boots in every home in the development. This inspection determined that most of them were improperly installed and we now have a quote in the amount of **\$6,188.33** to make the corrections. M. Pryor will request that the inspection company provide a description of the construction defects and the specifications for correct installation. We will then file a **CONSTRUCTION WARRANTY CLAIM** with EPCON for getting the problems corrected. North Carolina Law mandates a six-year warranty period for construction defects.

2018 Budget

The 2018 projected spending is expected to exceed budget by **\$4,787** primarily due to legal fees associated with the Pond Maintenance Agreement and landscaping expenses for shrub replacement and irrigation repairs.

2019 Budget Proposal

T. Studer submitted the proposed budget for 2019 which projects an increase in landscaping costs of **\$9,995** over 2018 projections and also reflects an increase in legal fees over the 2018 budget. Not included is any additional work that may be required to the storm sewer system in order to turn the streets over to the City nor the costs for buying out the remainder of the lease for the street lights.

Upcoming 2018 Homeowners Annual Meeting

The Board has made the decision to make presentations at the upcoming annual meeting to inform and update our homeowners on several key topics. This includes:

- the turning over of our community streets and street lights to the Town of Cornelius,
- the liability for the retention ponds behind the homes on Daymark Drive,
- a projection of future potential maintenance costs for houses and streets; and,
- an update on landscaping and irrigation.

HOA Board Member Nominations

As required by our By-Laws, a Nominating Committee will be chaired by E. Braxton in order to solicit any potential interest from persons who might want to serve on your board.

- The terms of T. Studer and D. Schroeder will not expire until 2020.
- The terms of E. Braxton, D. Brophy and C. Ashworth expire at the end of this year; but, all three have agreed to serve an additional term if so elected at the annual meeting.

M. Pryor will send out a mailing to all homeowners soliciting any potential interest and a ballot will be available at the Courtyards at Jetton Annual Homeowners Meeting for you to elect members for the three positions with expiring terms.

Architectural Review Committee

D. Schroeder was named as the Architectural Review Committee Liaison with the Board. He will contact the current committee to determine what assistance they may need at this time.

"No Trespassing" Signs

C. Ashworth suggested that we should consider putting up "No Trespassing" signs around the pond area for liability reasons. We need to get a legal reading on the value of doing so.

The next Board Meeting is scheduled for Tuesday, November 20 at 9:00 a.m. at the home of T. Studer.

The meeting was adjourned at 11:15 a.m.