

The Courtyards at Jetton Homeowner's Association  
Board of Directors Meeting Minutes of August 1, 2017

The regular monthly meeting of the Board of Directors was called to order at 10:03AM by President John Melius. All board members except for C. W. Dotson were in attendance. Also attending was Matt Pryor, representing Henderson Properties.

The previous board minutes from June 7, 2017 were approved as written.

#### Treasurer's Report

Gary Williams gave his treasurer's report stating that as of the end of July we have \$17,703 in the operating account and \$11,141 in the Reserve. The board voted to move \$8,500 from the operating account to the reserve.

#### Old Business

D. Brophy and J. Melius reported that EPCON has started work to correct the previously defined siding warranty issues. EPCON has also agreed to pay for Blackstone Irrigation to analyze and repair irrigation any system issues. M. Pryor is to get Blackstone out here as soon as practical to provide a scope of work to be performed.

G. Williams reported that year to date we have saved \$9715 through June over the 2016 water bill run rate and he expects that trend to continue. He also informed the board that he is selling his home and will be resigning from the board after his closing. The board will need to appoint a replacement for both his Treasurer and communications responsibilities. The current website fees have been paid through 2018 but the new treasurer will need to get his credit card on file with the provider.

#### ARC Committee Report

D. Brophy reported that there are no outstanding ARC requests.

The board heard an appeal from Andrea Ausley of the ARC decision to disapprove her request to tie off the current dripline to her patio area and to install a drip system from her home's hose bib. The board agreed unanimously to her request with the following stipulations required:

1. Ausley's must engage Blackstone Irrigation at their own expense to disconnect the current drip system serving their patio area and to cap it off in such a way that no other homeowner's irrigation is impacted.
2. They must also get a recommendation from Blackstone as to the recommended frequency of watering and length of time to water for their patio area's specific plantings and must set their timer to those recommendations

#### Landscape Committee Report

B. Cooper stated that we are still working with EPCON on replacing dead shrubs and plants.

#### New Business

Following the resignation of C. W. Dotson from the board, Ed Braxton has been appointed Secretary to fill that term through 2018.

D. Brophy reported that EPCON has agreed to put lap siding on the basement homes that do not already have it and to meet L. P. Products technical bulletin No. 014 when doing so. It was noted that Wayne Putterbaugh was paid by EPCON to dryrub the concrete on his basement and that Wayne donated \$500 of this money to the neighborhood social committee.

J. Melius reported that Patrice Winovich is heading up the nominating committee to solicit candidates to stand for the board elections at the annual meeting in November. D. Brophy raised the questions of the timing for the final handover of the subdivision from EPCON. J. Melius will contact EPCON for a meeting to get their opinion.

M. Pryor submitted a draft budget for 2018. J. Melius asked that each board member review this information and be prepared to discuss any issues at our next meeting.

The next Board of Directors meeting has been scheduled for Wednesday, September 6.

The meeting was adjourned at 12:13PM.