

MINUTES OF THE COURTYARDS AT JETTON
BOARD OF DIRECTORS MEETING OF APRIL 17, 2018

THE MEETING WAS CALLED TO ORDER BY PRESIDENT JOHN MELIUS AT 10:00AM WITH ALL MEMBERS PRESENT EXCEPT FOR D. SCHROEDER. ALSO ATTENDING WAS MATT PRYOR OF HENDERSON PROPERTIES. JASON HATHCOCK OF LANDSCAPE SOLUTIONS WAS IN ATTENDANCE FOR THE REVIEW OF THE LANDSCAPING ISSUES.

THE MINUTES OF THE MARCH 16 MEETING WERE APPROVED.

LANDSCAPE SOLUTIONS AGREED TO PERFORM SOIL TEST SAMPLING ON BOTH THE GRASSED AREAS AND ALSO A SAMPLING OF THE AREAS WITH SHUBS. HE WILL AMEND THE SOILS AS NEEDED BASED ON THESE TESTS. JASON WAS PROVIDED A LIST OF DEAD SHRUBBERY AND IT WAS REQUESTED THAT HE EVALUATE ALL PLANTINGS AND TO PROVIDE A QUOTE FOR REPLACING THOSE THAT ARE DEAD OR BEYOND SALVAGE. HE ALSO AGREED TO APPLY FERTILIZER FIVE TIMES THIS YEAR. THE FIRST APPLICATION WAS PUT DOWN IN FEBRUARY ALONG WITH A PREEMERGENT AND THE SECOND FERTILIZER APPLICATION ALONG WITH LIME WAS DONE ON APRIL 3. SUBSEQUENT FERTILIZER APPLICATIONS ARE PLANNED FOR MAY AND AGAIN IN THE FALL AND WINTER. JASON AGREED TO NOTIFY HENDERSON PROPERTIES PRIOR TO EACH SHRUBBERY TRIMMING AND ALL HOMEOWNERS WILL THEN BE NOTIFIED BY EMAIL TO PUT A RIBBON ON EACH ITEM THAT THE DO NOT WISH TO HAVE TRIMMED. IT WILL BE THE RESPONSIBILITIES OF THOSE HOMEOWNERS TO KEEP THOSE SO IDENTIFIED PLANTS TRIMMED. M. PRIOR WILL PROVIDE THE INVOICE FOR ALL SHRUB REPLACEMENT DONE THIS YEAR SO THAT THE BOARD CAN MONITOR ANY ISSUES WITH THOSE ITEMS THAT MAY NEED TO BE REPLACED AGAIN.

T. STUDER GAVE THE TREASURER'S REPORT AND STATED THAT OUR FINANCES ARE IN ORDER AND ON BUDGET.

WHEN WE ASSUME FULL RESPONSIBILITY FOR ALL OF THE JETTON COMMON AREAS THERE IS A POTENTIAL ISSUE WITH MAINTENANCE OF THE POND BEHIND THE HOMES ON DAYMARK. WE HAVE AN EASEMENT AND MAINTENANCE AGREEMENT FROM THE PRIOR OWNERS THAT RELEASES OUR HOMEOWNERS FROM ANY RESPONSIBILITY. HOWEVER, TO ENSURE THAT THERE ARE NO FUTURE COMPLICATIONS WE HAVE CONSULTED WITH OUR ATTORNEY ON THIS ISSUE. ON APRIL 2 THE ATTORNEY MAILED A LETTER TO EPCON REQUESTING THAT THEY AGREE TO RETAIN ALL FINANCIAL RESPONSIBILITY FOR ANY COSTS ASSOCIATED WITH MAINTENANCE OF THE POND. WE ARE AWAITING A RESPONSE.

E. BRAXTON REPORTED THAT ANOTHER POWER WASHING DID NOT SOLVE THE PROBLEM WITH ASPHALT STAINS ON THE CURBS AND ALSO THAT THE EXTRA LAYER OF BLOCKS HAS NOT BEEN APPLIED TO THE LOW AREA IN THE WALL BEHIND GREENTREE. HE WILL ONCE AGAIN COMMUNICATE WITH EPCON TO ATTEMPT TO GET THESE ADDRESSED.

THE NEXT BOARD MEETING IS PLANNED FOR MAY 15 AT 10:00AM AT THE HOME OF E. BRAXTON.

THERE BEING NO FURTHER BUSINESS THE MEETING WAS ADJOURNED AT 11:10.