

**The Courtyards at Jetton
Home Owners Association
Board of Directors Meeting
Minutes**

The regular monthly meeting of the Board of Directors was held on October 6, 2016, at the home of Board member Dennis Brophy. All Board members were present along with Matt Pryor from Henderson Properties.

Previous minutes of 9/6/2016 were read and approved.

The meeting was called to order by President John Melius at 10 a.m.

The following appointments were made to standing committees.

ARC	Linda Melius, Andrea Ausly
Communications	Linda Berridge
Landscape	Linda Berridge, Tom Struder, Linda Brophy, Lynn Reese was mentioned as a potential member

Management Report, Matt Pryor

Treasury (9/30/2016)	operating	\$5,407
	Reserve	\$3,653
	Total	\$9,060

Budget

Considerable discussion was given to the budget for 2017. In addition to monthly expenses, the association is responsible for long term expenses for roofs, gutters, exterior paint and road repair. In order to have revenue to maintain these and other items, it is necessary to increase the reserve fund.

A motion was made to set the 2017 budget at \$84,000. There was a second. All Board members voted to approve the motion.

A motion was made to increase association dues for 2017 by \$25. There was a second. All Board members voted to approve the motion. Association dues for 2017 is set at \$280.

Violations Second notice of violations will be sent for 2 violation

New Business

The Board agreed to request three quotes for landscape maintenance.

The Board received three quotes for insurance and accepted the quote from Nationwide for a considerable saving over 2016.

Announcements

The next regular meeting is set for November 1, 2016 at the home of Board member Gary Williams.

The Annual meeting of the HOA of the Courtyards at Jetton is scheduled for 6:30 p.m. on December 6, 2016 at Aquesta Bank, 19510 Jetton Road, Cornelius, NC.

Adjourn A motion was made to adjourn. There was a second. All Board members voted to approve the motion. The meeting was adjourned at 12 p.m.