

MINUTES OF THE COURTYARDS AT JETTON
BOARD OF DIRECTORS MEETING OF AUGUST 14, 2018

THE MEETING WAS CALLED TO ORDER AT 10:00AM BY PRESIDENT JOHN MELIUS WITH ALL MEMBERS AND MATT PRYOR IN ATTENDANCE. THE LANDSCAPE COMMITTEE WAS ALSO REPRESENTED BY MIKE RUFF AND LINDA BROPHY.

THE MINUTES OF THE JUNE 12 MEETING WERE APPROVED.

THE LANDSCAPE COMMITTEE SUBMITTED A LIST OF CONCERNS ABOUT LAWN CARE, IRRIGATION AND PLANTINGS. THEY SUGGESTED THAT THE BOARD MAY WANT TO CONSIDER BREAKING THE CONTRACT INTO THREE PARTS, ONE FOR LAWN MAINTENANCE, ANOTHER FOR FERTILIZATION AND WEED CONTROL AND ANOTHER FOR IRRIGATION. THEY ALSO REQUESTED THAT THEY BE PROVIDED WITH A COPY OF THE CURRENT LANDSCAPE CONTRACT AND HENDERSON PROPERTY WILL DO SO. THE BOARD ADVISED THAT THEY WOULD TAKE THEIR SUGGESTIONS INTO CONSIDERATION. THERE WAS ALSO DISCUSSION AS TO WHETHER A HOMEOWNER CAN HIRE THEIR OWN CONTRACTOR TO PROVIDE FERTILIZATION, DISEASE AND WEED CONTROL AND IT WAS AGREED THAT THIS IS PERMISSIBLE BUT THAT THE HOMEOWNER ASSUMES ANY RESPONSIBILITY FOR DAMAGE REPAIR DUE TO OVERTREATMENT. IT IS NOT PRACTICAL TO ATTEMPT TO MANAGE A NEIGHBORHOOD SERVICE PROVIDER TO FERTILIZE SOME YARDS BUT NOT OTHERS. ALSO, DUE TO THE POTENTIAL FOR DAMAGE TO IRRIGATION HEADS AND LINES A HOMEOWNER MAY NOT CONTRACT WITH A THIRD PARTY FOR AERATION AND OVER SEEDING. RESIDENTS MAY DO SPOT SEEDING AS NEEDED IF THEY UTILIZE HIGH PURITY FESCUE SEEDS.

THE ISSUES OF WEED CONTROL, IRRIGATION LEAKS, PLANT BUGS, AND WEED GRASSES WAS DISCUSSED WITH LANDSCAPE SOLUTIONS AND THEY COMMITTED TO COMING OUT THE NEXT DAY TO ADDRESS THE PROBLEMS. HENDERSON IS TO NOTIFY RESIDENTS OF THE BUG TREATMENT SPRAYING. THE CONTRACTOR ALSO REPORTED AN ISSUE WITH GRUB INFESTATION AND HE WAS AUTHORIZED TO PROVIDE TREATMENT AS SOON AS POSSIBLE. IT WAS ALSO REQUESTED THAT HE APPLY ADDITIONAL LIME TO THE GRASSY AREAS IN SEPTEMBER.

AFTER CONSIDERABLE DISCUSSION AND ADVICE FROM M. PRYOR AS TO WHAT IS WORKING WELL WITH OTHER PROPERTIES THAT THEY MANAGE, IT WAS DECIDED TO GET FULL SERVICE QUOTES FROM THREE COMPANIES THAT ARE SERVICING UPSCALE NEIGHBORHOODS SUCH AS THE PENINSULA. THE CURRENT CONTRACT WITH LANDSCAPE SOLUTIONS AND THEIR IRRIGATION COMPANY EXPIRES AT YEAR END.

AFTER NUMEROUS ADDITIONAL ATTEMPTS WE STILL DO NOT HAVE A RESPONSE FROM EPON ON ADDING BLOCK TO THE WALL ON GREENTREE. WE WILL MAKE ADDITIONAL EFFORTS AND ALSO MONITOR THE SITUATION DURING HEAVY RAINS.

D. BROPHY REPORTED THAT HE HAD EXPERIENCED A PROBLEM WITH ROOF LEAKS DUE TO INADEQUATE FLASHING AROUND ROOF VENTS. THE BOARD INSTRUCTED MATT PRYOR TO ENGAGE A REPUTABLE CONTRACTOR TO INSPECT AND REPAIR ANY ISSUES WITH FLASHING ON ALL ROOFS. HE IS TO NOTIFY HOMEOWNERS THAT THIS IS TAKING PLACE.

D. BROPHY WAS ASKED TO FOLLOW UP WITH THE CITY OF CORNELIUS AS TO WHAT NEEDS TO BE DONE TO TURN OVER THE CARE OF OUR STREETS TO THE GOVERNMENT. IT WAS NOTED THAT UNBUDGETED

EXPENSES WILL LIKELY BE INCURRED DUE TO THEIR REGULATIONS CONCERNING STREET LIGHTS AND POSSIBLE STORM WATER SYSTEM INSPECTIONS.

D. BROPHY REQUESTED THAT WE READDRESS THE NEED FOR IRRIGATION WINTERIZATION AT OUR NEXT BOARD MEETING.

M. PRYOR SUBMITTED A PROPOSED BUDGET FOR 2019 AND IT WILL BE REVIEWED AT OUR NEXT MEETING.

BOTH D. BROPHY AND J. MELIUS TERMS ON THE BOARD WILL EXPIRE THIS YEAR AND SUGGESTIONS FOR POTENTIAL CANDIDATES TO JOIN THE BOARD ARE NEEDED.

THE NEXT BOARD MEETING IS SCHEDULED FOR TUESDAY, SEPTEMBER 11 AT THE HOME OF D. BROPHY.

THE MEETING WAS ADJOURNED AT 10:38.