

The Courtyards at Jetton
Homeowners Association
Board of Directors
Minutes

The regular monthly meeting of the Board of Directors was held on June 7, 2017, at the home of C. W. Dotson. John Melius opened the meeting at 10:15. Dennis Brophy, Gary Williams, Bill Cooper and C. W. Dotson were also in attendance.

There was a motion and a second to approve previous Board minutes. The motion carried.

Treasurer's Report

Gary Williams gave a report stating that current operating expenses are in line with the 2017 budget. Current balances are:

Operating	\$12,478.89
Reserve	\$ 9,474.28

Old Business:

The Board received an opinion from an attorney regarding an outstanding CCR violation.

Individual home owners are responsible for cleaning their own dryer vent.

The Board received a flow chart from the town of Cornelius with respect to street maintenance acceptance.

The Board is still waiting on response from Epcon concerning the following requests:

1. Has Lucas Landscaping responded to the Epcon request for the cost of making repairs to the existing irrigation system.
2. Burying low voltage line below sidewalk at front entry.
3. When and where will siding repairs begin.
4. Will LP sign off on siding repair?
5. What is the control number for the irrigation system?

The irrigation system is now being controlled by a rain gauge.

New Business:

The Board had considerable discussion concerning the relationship of the HOA with the issues of siding repair and basement homes with exposed exterior masonry walls. The majority opinion of the Board is that these issues are between the home owner and Epcon.

Dennis Brophy has received one quote for scoping the storm drains which is a requirement for street takeover by the town and is seeking additional quotes.

The Board requests the ARC to notify the Board with items of concern in considering CCR requests.

Committee Reports:**Communication**

The website is complete and is up and running.

ARC:

Since two ARC members have resigned, three new members were appointed and are as follows:

Jill Goodwin

Andrea Ausley

Karen Ruff

Landscape:

The committee is waiting on a response from Epcon concerning replacement of dead plants.

The meeting adjourned at 11:35am.

The next monthly meeting will be held on July 5, 2017, 10am, at the home of Bill Cooper.