

The Courtyards of Carlisle, Unit Owners Association, Inc.

November Meeting Minutes

November 18, 2024

Board Members in attendance: Pam Jones, Stephanie Taylor, Christopher Lewis, Jacqueline Moser

Hershey Real Estate Services Personnel in attendance: Cal Yoder

The meeting was called to order at 6:07 PM.

- **Quorum:** Quorum was established.
- **Approval of Meeting Minutes** from October 21, 2024, motion made, seconded, and passed.

Old Business

- **Unresolved maintenance issues update:** Still addressing non-working lampposts. Several have been repaired, but others are still out.
- **Delinquency Update:** Board continues to follow the late fee policy. Judgments have been filed against two properties; will soon be filing judgment against third property.
- **Rental Update:** We remain at maximum capacity for rentals. All rental properties are in compliance.
- **Water Intrusion Project Update:** Will finalize the loan once Members First is finished working on the final draft of the loan.
- **Spring Walkaround Update:** Some items remain uncompleted, but no violations will be sent.
- **Door Painting Update:** Seven doors were repainted; three unit owners are being charged for the work.
- **Paving & Sealing:** Board is gathering bids for sealing and paving of all driveway areas in 2025. Money for the project is being budgeted for in the 2025 budget.

New Business

- **AVR – 8 Court Lane:**

Action Item: A motions was made, seconded, and passed to approve an AVR for 8 Court Lane.

- **2025 Budget Draft:** With the 2025 Budget, the Board is moving to a calendar year budget, rather that a fiscal year budget. Moving forward, budgets will be from January to December.

Action Item: A motion was made, seconded, and approved to accept the draft 2025 Budget and mail a copy to unit owners.

- **2025 Association Dues:** The 2025 Budget includes an increase in the monthly assessment fee. The rates for 2025 will be:
 - Middle Units: \$116
 - End Units: \$159
 - End Units (no lights): \$163

HOA Reminders:

- With cold weather on the way, property owners are reminded to disconnect hoses this winter and cover the outside faucet.

Question & Answer Period

Next Monthly Meeting will take place on December 16 at 6:00 p.m. at the Stuart Community Center. The Board meets the 3rd Monday of every month.

- **Adjourn**
The meeting was adjourned at 6:13 PM by unanimous consent.