

# **The Courtyards of Carlisle, Unit Owners Association, Inc.**

## **April Meeting Minutes**

**April 21, 2025**

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

**Trademark Real Estate Personnel in Attendance:** Cal Yoder

The meeting was called to order at 6:00 PM.

- **Quorum:** Quorum was established.
- **Approval of Meeting Minutes** from March 17, 2025, motion made, seconded, and passed.

### **Old Business**

- **Unresolved maintenance issues update:** Still dealing with a few lamppost issues throughout the community.
- **Delinquency Update:** Board continues to follow the late fee policy. One property is in foreclosure and one is negotiating a judgement.
- **Rental Update:** We remain at maximum capacity for rentals. All rental properties are in compliance.
- **Water Intrusion Project Update:** Some gutters continue to have issues with leaking. Lemus will be on-site soon to fix outstanding issues. Please email Cal if you are having any issues.
- **Paving & Sealing:** Board received three quotes for the project and is reviewing them.
- **Spring Mulching:** Mulching was recently completed.
- **Spring Walkaround:** The annual walkaround is scheduled for April 29.

### **New Business**

- No New Business

### **HOA Reminders:**

- Trash issues are still occurring in the community, Please be sure you are following the trash guidelines for the Borough: [www.carlislepa.org/trash](http://www.carlislepa.org/trash).
- Please report issues to Cal directly. Emailing is the most efficient option: [cal@trademarkres.com](mailto:cal@trademarkres.com).
- Discussion was had about having a community yard sale in the coming weeks. Residents can work together to determine a date.

### **Question & Answer Period**

**Next Monthly Meeting will take place on May 19 at 6:00 p.m. at the Stuart Community Center. The Board meets the 3<sup>rd</sup> Monday of every month.**

- **Adjourn**  
The meeting was adjourned at 6:10 PM by unanimous consent.