

The Courtyards of Carlisle, Unit Owners Association, Inc.

March Meeting Minutes

March 17, 2025

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

Trademark Real Estate Personnel in attendance: Cal Yoder

The meeting was called to order at 6:03 PM.

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

Old Business

- **Unresolved maintenance issues update:** Work orders have been processed for two reported roof leaks; two lampposts are out.
- **Delinquency Update:** Board continues to follow the late fee policy. Two properties are under judgement and one is in foreclosure.
- **Rental Update:** We remain at maximum capacity for rentals. All rental properties are in compliance.
- **Water Intrusion Project Update:** Lemus will return in the spring to finish any last-minute items. Please report any issues you may have to Cal.
- **Paving & Sealing:** Board has received 3 bids for paving and sealing. The project is expected to be completed in the fall.

New Business

- **Open Position (Member at Large):** There is currently an open position on the board.
- **Spring Mulching:** Mulching is expected to be completed in the next two weeks.
- **Spring Walkaround:** The spring walkaround is scheduled for April 29 and 30th.

HOA Reminders:

- There are new trash rates for 2025. Information is detailed on the Borough's website, www.carlislepa.org/trash. We ask that all homeowners adhere to these guidelines to avoid additional fees from the HOA.

Question & Answer Period

Next Monthly Meeting will take place on April 21 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 6:09 PM by unanimous consent.