

Courtyards at the Fields Condo 1st Quarter Board Meeting was held on 03/08/22 at 6:00p at Savoy Rec Center, Savoy.

Board members present: Kate Hewerdine President, Dale Hanson V.P., Teresa Morgan secretary, June Hansen, treasurer, and Uttam Roy

Others present: Amy Rohrer, bookkeeper, Laura Reynolds & Doug Short 106 Essex #8, Tom and Jana White 103 Portsmouth #5, Dmitriy Voznyuk 103 Yorkminster #8, Vijay Borgaontear 103 Yorkminster #3, Rajkiran Mupravarapu 104 Essex #4, and Steve Brown 103 Portsmouth #2.

The meeting was brought to order by President Kate Hewerdine.

Old Business (see Meeting Agenda)

1. Status on balcony repairs, Dale reports that David with DM Painting has advised that weather has been the issue with finishing this project. All of the supplies and new posts have been delivered, once the temperatures remain above 50 degrees, he will be able to finish this project.
2. Roof update: Adjuster/Umpire/Contractor will be out on 3/28/2022 for evaluation and recommendations. Owners will be kept informed of decisions and plans once available to the board.
3. Outdoor lighting and sensors, Dale and Doug report that this project is completed.
4. Lawn Care (Scott Evans) and Snow removal (Prairieview Landscaping) contracts are in place through November 2022, we will need to get Bids from other Service Providers prior to November 2022.
5. Weather Stripping issues were reported at last meeting, if the weather stripping is on the door itself then it will need to be replaced at the owner's expense, if it is part of the framing then the board agrees to cover the cost of the repair.

New Business

1. Cracking and unevening of concrete is being looked at, the board plans to have at least 3 Bids from reputable companies before moving forward with any repairs.
2. Homeowner in 103 Portsmouth #2 reports that his "outdoor closet (on his deck) door and door frame is in need of painting". The board agrees to advise David of DM painting and have him evaluate, fix any issues and then paint, hopefully to the homeowner's satisfaction.
3. Spring Projects: annual cleaning of the window wells, dryer vents, pressure washing will be assigned to the lawn care service again
4. Landscaping including rock, trees, bushes, mulch need to be assessed, a board member will do a walk of the property with Scott Evans to evaluate and determine needs and cost.

Open Discussion

1. Some owners feel that the lawn care workers are "going too fast", "cutting grass when it's wet", "not aware of the different lengths of the grass or patches of soil without grass" and would like to be sure that Scott Evans is aware of these things and hope to see improvement this year, if not will be wanting bids from other lawn care services. Contract is up in November 2022.
2. Although the balcony pole replacements are still in process, owners are not happy with the contractor's quality of work.

3. It was also brought up that there is a problem with the drainage of “the courtyard”, “marsh-like grass and standing water in places”.
4. Financials were another concern, owners would like reports every quarter, Audits were discussed.

Date, time, and location were discussed for next meeting.

Next meeting planned for Tuesday June 7, 2022 at 6:00p at the Savoy Rec Center (Aerobics room).

Meeting was adjourned.