

Courtyards Condo Association
2024 1st Quarter Board Meeting Minutes
Saturday March 23,2024 10:30am

Champaign Public Library, Friends Conference Room #215

Board Members Present

Kate Hewerdine-President
Dale Hanson-Vice President
Teresa Morgan-Secretary
Phoebe Mbuvi- Member

Board Members Absent

David Lin

Others Present

Amy Rohrer, bookkeeper
Dale and Marsha Clark-102 Essex#10

Meeting was brought to order by President Kate Hewerdine.

Minutes from last 2 Board Meetings were read and approved.

OLD BUSINESS

The roofs have all been replaced and dryer vents for the upper units have all been cleaned.

Speeding is still an issue in the neighborhood, speed limit signs have been posted and 2 stop signs have been implemented. Speed Bumps were placed on the meeting agenda, the board feels that this could be an option. After discussion and considering the current condition of the streets it was decided to table this issue and revisit it if the problem persists.

There has been a number of condos being sold and Amy is requesting that the owners notify her as soon as the unit is listed for sale and then keeping her updated as to closing dates and New owner information.

The Board has hired Ryan Sjuits with Illini Lawn Services, for weed control and fertilizer applications, and Evans Lawncare continues to provide the mowing and trimming services.

Amy gave an updated Financial Report

NEW BUSINESS

The board solicited bids for concrete repair, at least four different bids have been received and reviewed, due to safety concerns, it was felt that proceeding with repair is warranted at this time.

The board will be looking into Insurance Coverage, currently we have WestBend Insurance our Policy will be coming due for renewal this Summer and we feel we should get some quotes from other companies before renewing.

OWNER COMMENTS

Dale and Marsha Clark wanted to thank the board for their support while they were here, but they have sold their Condo and will be moving to a new home in Urbana, we wish them well.

Meeting was Adjourned.

Next meeting is planned for June 8th, 2024 at 10:30a at the Regent Ballroom, Savoy.

T. Morgan, Board Secretary