

**Minutes of  
The Strathmore Court Homeowners Association, Inc.  
Board of Directors Meeting**

**Held on July 20, 2021**

- I. **ATTENDANCE** – Gene Dolinger, Pat Cruz, Helene Singer, Karen Maila, Charles Congema, Carrie Treadwell, John Hatgis (The Management Company/TMC)
- II. **MINUTES** of the June meeting accepted unanimously
- III. **MANAGEMENT REPORT** reviewed and accepted, including financials, notices before liens, modification requests, house rule violations and warnings, home sales, etc.
- IV. **REPORTS OF OFFICERS**
  - A. **PRESIDENT** – Discussed the responsibilities of homeowners to maintain the appearance and value of homes; all exterior changes require applications and approvals from the HOA; If a house is being sold HOA approval will not be given unless violations are corrected; House party on common ground including tables, lights, cooking, etc.
  - B. **VICE PRESIDENT** – All info sent to Board members re: change of trash carrier from Maggio to the Town, to be reviewed.
- V. **COMMITTEES**
  - A. **POOL** – All parts ordered for transition of kiddie pool to splash pad; work to begin soon
  - B. **RECREATION** – new poker table installed in clubhouse; proposals for pickleball and bocce in packet – to be voted at next meeting
- VI. **CLUBHOUSE RENTALS** – N/A
- VII. **PROJECTS**
  - A. Concrete – to be done later in 2021
  - B. Seal coating – Carriage Homes completed
  - C. Driveway replacements –to be done in early fall

## **VIII. OLD BUSINESS**

- A.** Brush removal – to continue in the fall
- B.** Clubhouse renovations – clubhouse painting proposal included in packet, to be reviewed and voted at next meeting; seeking carpet and flooring bids, to be discussed at next meeting; bathroom renovations on hold due to plumber schedule

## **IX. NEW BUSINESS**

- A.** Outdoor Homeowner Meeting – postponed due to uncertain weather, possibly to be rescheduled for September
- B.** Gym equipment – proposals for purchase or lease in packet, to be reviewed and voted at next meeting
- C.** Trash – Motion: Board will send a letter to the Town approving the concept of joining the Town garbage district and requesting further details needed to proceed – passed unanimously
- D.** Fobs – need to replace system, will no longer need fingerprints; Motion: to move ahead with renovation of the fob system, at a cost not to exceed \$10,000 – passed unanimously
- E.** Replacement sign at clubhouse gate entrance to be ordered; add #70 for clubhouse address to the sign
- F.** Substantial fine assessed to homeowner who held party on common ground

*Respectfully submitted,*

*Helene Singer*  
*SCHOA Secretary*