

Courtyard Homeowners Association, Inc.
Board Meeting Minutes
June 19, 2012

I. Call to Order: President Leslie Craven called the meeting to order. Other Board members present were Ed Ueckert, Waneen Spirduso, Jim Lloyd, and Jamie Southerland. Property Manager, Marilyn Childress, was unable to attend.

II. Approval of prior minutes: Due to Marilyn's absence, the May Board Meeting Minutes were tabled for consideration until the June meeting.

III. Committee Reports

ECC: No report.

Community Park: Co-chairman Zoli Kovacs reported that the waterway and island clean-up by Environmental Survey Consulting took place on June 12 & 13 and resulted in a significant improvement to waterflow and visibility. Because hand-removal of certain invasive plants from the island is so time-consuming, not all the cattails could be removed at this time. Further efforts by resident volunteers will continue when the weather is cooler.

Zoli also noted that there was a nice turnout for the Sunday evening, June 10, BYOF (bring your own food) cookout at the Park. The current plan is to resume these cookouts on a monthly basis when the weather is cooler.

Additional poo bag disposal sites will be set up throughout the neighborhood, with one at the entrance to the Park, in an effort to encourage owners to pick up after their pets.

Questions were raised about who is in charge of providing supplies for the Park bathroom. Clarification will be sought from the property manager.

It was reported that bees have re-established a home in the Zamora Oak. This will be reported to Marilyn so she can arrange for their removal. It was noted that we need to add screening in addition to filling in the hole to keep them from returning.

Landscaping & Decorating: Plants are dry, but we are continuing to do all the watering that the City allows.

Security: Chairman Jim Lloyd and resident, Sal La Pietra, discussed ideas for increasing security throughout the neighborhood in light of recent incidents of attempted home break-ins and items stolen from the kayak/canoe rack. They will work to put together a report with costs and recommendations for the July meeting.

Jim reported that the City had fixed a mislabeled street sign at Tom Wooten Dr. & SICS and a streetlight on SICN that had been out for a while. Jim also reported that, due to the age of the parts involved, the entire Park gate needed to be replaced and that it would take at least another couple of weeks to complete that work.

After discussion, it was decided that to help increase security, the gate code will be changed when the new gate is installed and more frequently thereafter. For this reason, it was further decided that to reduce the substantial costs of mailing a new code to all homeowners, the Community's broadcast email system will be used to provide residents with the new code. The *Caller* newsletter will also include notice of this new method of sending out a code change so that people who do not have email or who did not provide an email address will know of the code change and be able to contact any Board member or Marilyn Childress if they wish to know what it is.

Welcome: Alice Randolph indicated that there had been many Courtyard sales in the late May and early June time period resulting in many new residents. She provided a list of those she has been able to meet with to update the website Directory.

Social: Chairwoman Joany Price stated that everything was ready for the July 4 parade and picnic, including arrangements made for our Fire Department to again lead the parade.

Communications: No report.

Compliance: Co-chairman Jamie Southerland reported that letters would be sent to three repeat violators regarding trash cans left outside in plain sight.

Bruce Byron attended the meeting to discuss a complaint made against him that a car was being parked on grass to the side of his main driveway. Bruce clarified that the car was actually being parked on paving stones with grass between them and that the City's rules allow for and favor this type of driveway parking. He also noted that the car is his daughter's, and this is only a temporary situation while his daughter is living at home for a few months. Further, he explained that where his house is located at the corner of SICS and TW Drive, it is more likely to cause an accident if the car is parked in the street. It has been the ECC's position that they approved the split pavement as a means of accessing his side yard located behind a gated fence -- not for permanent parking next to the driveway. No final decision was made in this meeting. The Compliance committee and Bruce will continue discussions and see if an agreement can be reached before the next Board meeting.

Kayak: Chairwoman Waneen Spirduso reported that 57 leases were renewed and paid for, there are leases available for two new leasers who have not yet moved in, and one slot may be unusable. Three residents remain on the wait list for a first boat, and eight are on the wait list for a second boat. Members are preparing to again provide rides for neighbors attending the July 4 picnic in the Park.

IV. Financial: The President signed the letter authorizing the auditors to conduct the 2011 audit of the HOA's books. ~~Treasurer, Jim Lloyd, reported...~~

V. New Business

Mandatory ID stickers for Courtyard Vehicles: After discussion, this security suggestion was dropped as being too costly and difficult to enforce. Plus, past attempted had already failed.

Park parking lot maintenance: Volunteers will repaint the stripes to help maintain the maximize number of spaces available for parking in the park.

VI. Old Business

Swing set for Park: Leslie reported that there are reasonably priced sets available with as few as two swings. They also have special safety bucket seats for infants and small children. She will continue to work with Renae Conrad on this and gather more information for the July meeting.

July 17 Tx Forestry Service: Jim Gattis has made arrangements for TFS representatives to attend our July 17 meeting where they will present their information about how best to prepare your home and our neighborhood for the hazards of wildfire season. Notice of this community event was provided in our newsletter and on the website.

VII. Set Next Meeting: July 17.

VIII. Adjourn: Ed moved to adjourn. This was seconded by *Cathleen*. All voted to adjourn.

Approved _____ Date: _____
Or
Approved as corrected *Leslie Byron* Date: *July 17, 2012*