

Courtyard Homeowner's Association, Inc.
Board Meeting Minutes
June 16, 2013

President Leslie Craven called the meeting to order. Other board members present were Jim Lloyd, Jamie Southerland, and Waneen Spirduso. Cathleen Barrett, Ed Ueckert and Zoli Kovacs were not in attendance. Marilyn Childress, GMI, was also present.

Waneen moved to approve the May 2013 minutes. Jamie seconded the motion and all voted to approve the minutes as corrected.

Committee Reports:

ECC: No report

Community Park: Purchased materials to clear cattails and other excessive vegetation on island. Hope to do it this weekend as it will be much easier after Zoli's terrific clearing job. Will borrow Augusto's boat to haul debris off to shore. Will ask Ed to check with Keith Sexton about possibility of regular trimmings of grasses & weeds on island.

Landscaping and Decorating: Met with second electrician (Lake Electric) to review lighting project for entrance areas. It took a couple of hours for detailed look at each light, boxes, etc. Received good suggestions to improve general quality of system. Some cheaper materials will do the job. With other parts of the system, buying a better quality fixture, for instance, will save you more in long run in repair and/or replacement costs. Need to talk with Ed and decide some of the quality issues so Lake Electric can put bid together. Also -- for true apples to apples comparison of bids, we need to know what quality equipment 1st bidder (M.H.Electric) is planning to use with his \$7759 revised bid price.

New Directory: Contacted Kelly Peel about possibility of free printing our directories again. Kelly said he is 90% sure he can sell enough ads to cover his costs if we distribute ourselves. He sent a list of what he needs from us to do this: Will check with Marilyn about getting owner list on excel spread sheets. Leslie will work with Marilyn on excel spread sheets. Will ask for some fresh eyes to help with final review. Will ask Joany to create the Word document with people information we want to include. Will ask Jamie to look over short form of relevant rules and regs helpful to newcomers. Kelly asked when we would want to publish because ad buyers will want to know when to expect to see it. Told him as soon as we can get together what he wants. If we could complete prep work in July, he might be able to get it printed in August.

Welcome:

Newcomers: Button (Website Home page): Leslie needs to talk with Website Technical manager about doing this. Will try to do so before next meeting

Revised Letter: Leslie will get a draft of a new Welcome letter to Joany that she and her committee can edit and finalize.

Communications:

All is well with website and website directory. Cathleen sent items in for July *Caller* and made special point of asking that they please try to get it out by 1st couple days of July. Parade & Picnic notice is moot if we don't get newsletter til July 9. The only real complaint with Peel Publishing is not getting the *Caller* out at or near the 1st of month.

Compliance:

Regarding broken tree branches and general upkeep of LUE's along SICS. Still need to talk with Dr. Cass as his LUE definitely needs tree branch cleared and some general upkeep. Decided that the other area really didn't have a broken branch -- it's just a funny twist. Trees could use a "trim" but no violations.

Kayak: No report

Fire Safety & Prevention:

Jim Gattis reported that he, Bob May and Leslie have attended countywide meetings to try to get more information and to meet officials that can assist us in creating a plan for the Courtyard. Jim is meeting with Joshua Alexander, APFD, regarding home wildfire protection. Among the many ideas discussed at the countywide meetings was establishing the location of handicapped or elderly residents who might need evacuation assistance. The committee will be meeting to try to come up with more ways to increase community participation and interest.

Financial: All is well

New Business:

Island maintenance: Request that we add island duties of whoever does general monthly maintenance. During warmer growing months, we need to have it cut at least once a month and inspect for new growth of invasive vegetation.

Old Business: There was no old business

The next meeting will be July 16, 2013. Jamie moved to adjourn, followed by a second from Waneen; all voted to adjourn.

Approved: Leslie Craven Date: 7/16/13

or

Approved as corrected: _____ Date: _____