

Courtyard Homeowner's Association, Inc.
Board Meeting Minutes
August 20, 2013

President Leslie Craven called the meeting to order. Other board members present were Cathleen Barrett, Jim Lloyd, Ed Jeckert, Waneen Spirduso, Jamie Southerland and Zoli Kovacs. Marilyn Childress, GMI, was also present.

Jim moved to approve the July 2013 minutes. Zoli seconded the motion and all voted to approve the minutes as corrected.

Committee Reports:

ECC: Diana reported that the former Rose lot is going to be built on and the owner will be sending the required \$5K deposit for construction.

Community Park: Zoli submitted a written report prior to the meeting and it is included in the report from Leslie as part of the minutes. There is a tree that needs to be removed. He would propose buying a chain saw; he will work on a cost. He also will be redesigning and combining some of the signage for the park. The driveway looks great!

Landscaping and Decorating: Ed had a conversation with Jeff Hill, game warden, who called to see if we have a place for him to park his boat. The request will be looked into as it would be good to have the presence of a game warden in the neighborhood

Security: Jim reported 5805 SICN had a break-in

Welcome: No report

Social: No report

Communications: No report.

Compliance: After consulting with legal counsel at the direction of the Board, the Chairman reiterated that the Board has the ability to establish rules as long as they are not in conflict with the Declaration. On the question of whether it might be appropriate to institute fines to aid in the enforcement of the Community's rules and regulations, he added that if the Board establishes such a policy and rules, it will need to go to court for a judgment to collect any unpaid fines. Due to the infrequency of serious, long-term violations, the Chairman did not feel that further action to adopt a policy establishing fines was warranted at this time. The Board generally agreed with the Chairman and no further action was taken on this question.

Kayak: Written update to be added as part of the minutes.

Fire Safety & Prevention: Jim Gattis reported the committee is alive and well. They are meeting tomorrow night. Various members have been assigned different responsibilities and they will be reported on tomorrow night. If we are serious about fire safety, it is a long and on going permanent process.

Financial: The financials are looking good; there are 3 liens in the process of being filed against delinquent owners.

New Business: Jamie presented information about amending the Declaration during the compliance committee report. No action will be pursued at this time.

Cathleen will coordinate the Texas National Night out to be held on Tuesday October 1.

Old Business: A new hard copy of the Directory is moving a long.

The next meeting will be September 17, 2013. Ed moved to adjourn, followed by a second from Cathleen; all voted to adjourn.

Approved: Leslie Craven Date: 9/17/13

or
Approved as corrected: _____ Date: _____