

**Courtyard Homeowner's Association, Inc.**  
**Board Meeting Minutes**  
**February 19, 2013**

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

The first item on the agenda was the Election of Officers for 2013. Waneen moved to elect the following people: Leslie Craven-President, Ed Ueckert-Vice President, Jim Lloyd-Treasurer, and Cathleen Barrett-Secretary. Zoli seconded the motion and all voted to elect this slate of officers.

Cathleen moved to approve the November 2012 minutes. Zoli seconded the motion and all voted to approve the minutes as submitted.

**Committee Reports:**

**ECC:** Diana sent to Leslie a report covering October-January and it is part of the permanent records of the ECC.

**Community Park:** Zoli reported that supplies to the bathroom have been replenished and the area around there cleaned up. We also had to replace the key pad for the park gate. After some investigation, it was decided to replace the wireless pad with a more reliable hard-wired version.

**Landscaping and Decorating:** No report

**Welcome:** No Report: Leslie is going to talk to Joany about updating the Welcome letter and what is passed out to new owners.

**Security:** Jim went to the COA Commanders Forum last week and had the opportunity to speak with someone about our community resident. He was assured that the resident is on the police radar. Any incidents should be reported to the police.

**Social:** Leslie reported for Joany that the Easter Egg Hunt is scheduled for March 30.

**Communications:** Leslie is getting very good feedback about the Courtyard Caller. Kudos to Cathleen!

**Compliance:** A few complaints regarding barking dogs, drainage, and tree trimming were generally discussed.

**Kayak:** Waneen reported *that the committee is working on a short form of the lease* ~~a new lease has been adopted~~. The wait list has 10 people for a first boat and 4 for the 2<sup>nd</sup> boat. She will be sending out the new lease form in April.

**Finance:** Delinquencies are higher than usual. The first Collection letter, sent out certified mail as required by law, will go out in March and each owner will be charged \$12 for the cost of the letter. The Lien notices will go out in April for those who have not paid and they will be charged the cost of the letter.

**New Business:**

- A. Speed control, parking & barking dogs: Leslie would like to form a committee to investigate the current parking issues and speed limits in The Courtyard and work with the COA to establish some areas to post some signs such as 'No Parking on Curves'.
- B. The board is considering raising the boat storage annual fee in 2013. It will be reviewed and a determination will be made in time for the 2013 renewal notices to go out.

**Old Business:**

- A. Swing set in Park - pending
- B. Mulch for playscape area - update
- C. Clearing brush along cliff near 360 bridge: Waneen made a motion, 2<sup>nd</sup> by Jim to form a 'Fire Proofing Committee'. All approved. Jim Gattis will consider heading the committee.

The next meeting will be March 19, 2013. Waneen moved to adjourn, followed by a second from Zoli; all voted to adjourn.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

or  
Approved as corrected: Leslie Craven Date: 3/19/13