

Courtyard Homeowner's Association, Inc.
Board Meeting Minutes
August 26, 2008

President Frank Apgar called the meeting to order. Other board members present were David Tait, Michael Castanon, Leslie Craven, and Jim Lloyd. Reese McCrea and Ed Ueckert were not present. Marilyn Childress, Property Manager, was also present. Minutes from the July meeting were approved after a motion by Jim Lloyd and a second by Michael Castanon. All present approved.

COMMITTEE REPORTS

ECC: The ECC has been very busy reported chairman Diana Apgar. Her August report is part of the permanent record of the ECC. Diana provided a summary report for the minutes and it will be added to the ECC book at Goodwin Management.

COMMUNITY PARK: Jim Reed provided a *Community Park Committee (CPC)* beautification proposal for park property which incorporates a boundary fence between the park and Sharplins lot 12 and associated LUE. The committee prefers and recommends a boundary fence rather than a fence that keeps people from walking in the area. The committee generally proposes a chain hung from eye bolts connected to (or through holes drilled into) 3 ft. tall 6x6 posts for a material cost of ~\$1500-\$2000. Additionally they propose placing large boulders from elsewhere in the park to augment marking the park property. David priced wrought iron fencing for the 167 ft. at over \$7,200. The Board does not have enough information at this time to make a decision. Frank also wants all members to consider options and be present to vote. This project proposal will stay on future board meeting agendas until a clear direction is reached.

LANDSCAPE/DECORATING: Frank Apgar reported for Ed Ueckert, in his absence, that Ed is putting a lot of emphasis on Parade Ridge so we should see some real benefit in the next 30 days. He may bring forward a proposal to replace some oak trees in that area.

SECURITY: Jim Lloyd reported 78731 zip code is heavy again for car burglaries but thankfully not much in our neighborhood. The city has repaired the light at the boat launch area next to County Line. He reported the graffiti to police but has not heard back from them. He is still pursuing options to get the 'stub' street chained off so people cannot park there.

WELCOME: The Randolphs reported three new-owner contacts during August. Alice will circulate the revised 1-page welcome letter for comment.

SOCIAL: Nothing to report. The July 4 parade and picnic expense was approximately \$900.

COMMUNICATION: In the September newsletter, Leslie Craven provided update information about the website. She also spent many hours updating the website. She will be able to do small content updates herself. Doug Miller has volunteered to help in website development and maintenance if called upon. Leslie will follow up with Doug. A suggestion was made to include the information that is now in the Welcome Letter in the new directory. Leslie will contact Kelly Peel on the status of advertising to support the 2008 directory publication costs. Leslie will stay in contact with Kelly Peel.

COMPLIANCE: Waneen Spirduso reported that things have been slow. The chinaberry tree on S. Scout Island Cir. has been trimmed and is now in compliance.

KAYAK: There was no report from Waneen. David Tait reported there are now 19 boats on the wait list.

FINANCIAL: David Tait reported there are still 2 dues payment delinquencies from January 2008. There will be an update at the next meeting as to action to take. David also presented the August Revised budget. The Social Committee budget was restored to accommodate the July 4 parade and picnic expense. The electrical repair budget was reduced to offset the required increase. Frank made a motion seconded by Leslie to approve the revised budget and to use it for the remainder of 2008. All present voted to approve the revision.

OTHER BUSINESS

Mr. Sharplin has not removed a "mock-up" wooden fence between Sharplins and DiFrancos backyard. Mr. DiFranco sent a 10 day notice in the form of an e-mail to the Sharplins on July 14, 2008 asking them to take the fence down. Mr. DiFranco sent a notice to the Board on August 22, 2008 making a formal request to the Board to require the Sharplins to comply with the Covenants, Conditions and Restrictions (CCRs). David Tait made a motion that the board send the Sharplins a letter notifying them that their wooden "mock-up" fence is unapproved and therefore in violation of the CCR's and to remove the fence within 10 days from the post mark of the letter. After a second by Jim Lloyd, all present approved the motion.

In reference to the Sarplins **park encroachment violation** of July 2008, Frank made a motion, after discussion, that a letter be drafted for the board's consideration in reply to the letter from the Sharplins attorney. Jim Lloyd seconded the motion and all present approved. Further discussion will occur at the next meeting.

As a support component of the **Park Beautification Project** under continuing development, David presented a proposal to bring 120v and 220v electrical power from the existing breaker box near the automatic gate to the area of the kayak rack. Michael Castanon made a motion to approve up to \$800 for the proposed electrical drops. Leslie seconded the motion and all present approved the expenditure. Further infrastructure components will be considered as warranted by the study.

The **damaged park gate** was replaced. Insurance covered all but \$500, the policy deductible.

An **owner on Karankawa Cove**, who cut down a protected tree on his property without the required City permit, was reportedly cited and fined by the City. He replaced the tree with 3 new trees in his back-yard to satisfy the citation.

The **next meeting** will be September 16, 2008.

There being no further business, the meeting was adjourned after a motion from Michael and a second from Leslie. All members present voted to adjourn.

Submitted by Marilyn Childress:

Approved as corrected: _____

Date: _____