

Courtyard Homeowner's Association, Inc.
Board Meeting Minutes
September 16, 2008

President Frank Apgar called the meeting to order at 6:37 PM CDT. Other Board members present were Jim Lloyd, David Tait, Ed Ueckert, and Leslie Craven. Marilyn Childress, property manager and Michael Castanon were not present.

Minutes from the August meeting were approved after a motion from Jim Lloyd and a second from Frank Apgar. All present approved.

ECC: Diane Apgar provided a summary report for the minutes and it will be added to the ECC book at Goodwin Management. Also discussed were recommending new solar system guidelines. We reviewed the guidelines and recommended approving and recording the new guidelines at City Hall.

Community Park: Jim Reed reported on a proposed fence between Art Sharplin's lot #12 and the Community Park. Jim gave a summary (attached) of the study conducted by his committee regarding erecting a boundary fence between the member's property and the park. A fence is strongly recommended by the Bull Creek Committee. Frank Apgar stated he wants all Board Members on board before taking a final vote on the fence. One concern is this is the only area in the park where a fence would exist next to a community owner property. Ed commented we don't want people in the park intruding on the owner's property. Jim Lloyd added the property line is the longest location in the Courtyard Community where Community Property/Association owned land and an owner's property intersect and we should designate a boundary with a fence recommended by the Bull Creek Committee.

Landscape: Ed – irrigation system getting cleaned up. Repaired leaking head. Capped head at exit that was getting run over. PVC repair on box unprotected wire repair completed. Irrigation of crate myrtles and rotator extensions replaced. Valve Stem/Shut off valve replacement reported by David Tait for \$465. Frank recommended replacing for preventative maintenance. Dave Tait made a motion to approve up to \$600 for repair. Reese McCrea second. All voted in favor. Frank asked Ed to coordinate with Irrigation Repair Service and oversee the repair. Kawakawa Cove Center Island Jasmine wilting. Ed to investigate before next board meeting. Planting new trees in Parade Ridge approved.

Security: Jim Lloyd – Car burglaries heavy. 3 guys caught at Mt. Bonnel Park. One attempt on Scout Bluff. Graffiti in neighborhood reported. Graffiti caused by continued offender in the area. Jim painted over it.

Welcome Committee: New letter circulated and confirmed. Discussed need to get data from Goodwin to cover new members – and we now have a process in place to get the data from Goodwin.

Newsletter: Leslie Craven - Lucille Pewette volunteered to help – Board suggested she be involved with Christmas decoration committee. Website running. Added up to Sept Minutes and agenda under board section. Frank to monitor receiving spam email due to support email/alias on website.

Ads for 2008 Directory - \$1800 short. Leslie proposed 10/31 cutoff to sell new ads. Frank Apgar to follow up with neighborhood real estate agents for interest in acquiring ads.

Compliance: Working on two outstanding issues. New list delivered by concerned member Bill Meredith.

Kayak Committee: 19 on wait list. Trees growing well. Next meeting of group in October. Looking at removing cat tails from area in front of boat launch. Discussed contacting Michael Castanon's brother in law who has done this before.

Reese McCrea recommended making sand/small beach area in front of boat launch and beach area for families and children to enjoy in front of boat launch area.

Finance: David Tait – Tax issues being looked at. Received credit of \$138 on invoice from vender charging taxes on labor portion of irrigation repair services. Asset replacement schedule being reviewed. Revised budget approved in August presented as an FYI. Kayak break even in 2010/2011. Combined with boat trailer, 2009. \$3700 excess/position cash flow at year end 2008 budget. Two current members with dues outstanding since Jan 08. Deadline given to Sept 30 to reply.

New Business: – none

Old Business: Sharplin – letter response to Sharplin attorney. Letter written in response. CHOA attorney recommended/advised a response not needed on his timeframe.

Board Members met with owner of Roving Gardner Landscape Co. that mows Sharplin lot 12 next to Community Park to show them where property line exists. The Roving Gardner Co. agreed to stay off of Community Property when mowing and trimming. Landscape company confirmed they mowed and cut Association Property on previous occasions, and were not told by the Sharplins where the property line was or to stop mowing and cutting trees and shrubs in the Park

Received new letter from Sharplin Attorney today covering park cutting and Difranco Fence. Leslie drafting a response. Recommend letter include 2nd cutting of association property. Leslie wrote draft letter to Sharplin's attorney. Frank wrote draft letter to

Sharplin's attorney. Board will combine both letters to address Sharplin's attorney. We don't think we need our attorney to send the letter but Frank will ask Patrice to review the draft before the Board sends to Sharplin's attorney.

Frank made motion to take letters to Patrice for review before sending to Sharplin and his attorney. Second by David Tait. All present voted in favor.

Park Beautification: Completed power to Kayak Rack

Next Board Meeting 10/21/2008

New Business for October meeting: Usage for Common Areas

Motion to Adjourn: Ed Eukert. Second- Jim Lloyd

Approved:  Date: _____

or

Approved as corrected:  Date: 10-21-08