

# Courtyard Homeowners Association Board Meeting

## April 29, 2008

President Frank Apgar called the meeting to order. Other board members present were Michael Castanon, Leslie Craven, Jim Lloyd, David Tait and Ed Ueckert. Reese McCrea was absent. Marilyn Childress, Property Manager, was also present.

Minutes from the March meeting were approved after a motion by Michael Castanon and a second from Jim Lloyd after the correction of the spelling of Randy Randolph's last name and a note that Marilyn Childress was not present at the meeting. All present approved.

### **Committee Reports:**

ECC: Diana Apgar presented the activity report with a copy for the management file. She wanted to make certain that the minutes reflect that she did not contact the City code enforcement regarding any issues at the Sharplin residence.

BULL CREEK PARK: Jim Reed reported that an additional 'doggie bag' dispenser has been installed and the existing one has been relocated to a location by the dock. An article about the doggie bags will be going in the Courtyard Caller. The article also talks about the importance of not sharing the gate code with anyone not living in The Courtyard. A little more trimming needs to be done and Jim Lloyd will handle getting it done.

LANDSCAPE/DECORATING: Ed Ueckert advised everyone that Keith Sexton Landscape began providing monthly service on April 1, 2008. A bill for \$1600 should be coming in for the spring planting. On Parade Ridge some beds were planted in similar fashion for a more uniform look; the entrance bed was reduced in size; a spot light may be put on the sign. Dwarf crepe myrtles have been added. Keith, Ed and Fran will meet in a month or so to review with Keith to make sure he is doing areas that need to be done. Ed gave a rave report for Keith and Phil Grimmley, the irrigation specialist.

SECURITY: According to Jim Lloyd car burglaries are up in the past month in the 78731 zip code. Jim will look into finding a location for another 'speeding' sign or two.

WELCOME: Randy and Alice Randolph reported they will be contacting Andrea Galant at Goodwin each month for a 'new owner' listing and are working to determine a process for getting the contact information on new owners. Randy has a welcome letter that will be given to each new owner. Work on the new directory is under way for a mailout of the form in late May or early June.

SOCIAL: No report

COMMUNICATION: The newsletter is out according to Leslie Craven. She is working on a code to view the photo gallery; it is expected that the code will be the same as the gate code which will change from time to time. The photo gallery will deny viewers the ability to print/copy photos from the gallery. This is a safety precaution for those pictured.

COMPLIANCE: Frank Apgar reported for Waneen Spirduso that the POD on Parade Ridge will be gone on Thursday. A couple of real estate signs that were in violation are now gone.

KAYAK: David Tait circulated a hand out for Waneen Spirduso; two new half racks have been installed now making a total storage capacity of fifty boats. The wait list contains the names of 10 residents wanting a first or second space when available

FINANCIAL: According to David Tait, there are only four outstanding unpaid owners with tow of the four having promised to pay. Marilyn will follow up as necessary in the May time period.

OTHER BUSINESS:

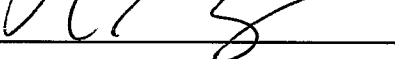
Frank Apgar presented a request for funds of \$800 for mulch for the playground. After a motion to by Ed Ueckert and a second from Michael Castanon, all present voted to approve.

Michael Castanon has submitted the application regarding the City Parking Ordinance and it has been certified by the City. This will give assistance for cars parked in violation of City Ordinance.

There being no further business, Ed Ueckert made a motion to adjourn, seconded by Leslie Craven. All members present voted to adjourn.

The next meeting will be May 20

Submitted by Marilyn Childress:

Approved:  Date: 5-20-08

or  
Approved as corrected: \_\_\_\_\_ Date: \_\_\_\_\_