

COURTYARD HOMEOWNERS ASSOCIATION BOARD MEETING MARCH 18, 2008

Vice President Michael Castanon called the meeting to order. Other board members present were David Tait, Ed Ueckert, Jim Lloyd, Reese McCrea and Leslie Craven. Waneen Spirduso, Jim Reed, and Randy Randall were also present. Frank Apgar, President, was not present, but was available by telephone.

Minutes from the February meeting were approved after a motion by Ed Ueckert and a second from Michael Castanon. All present approved.

Committee Reports:

ECC: David Tait presented the activity report and provided a written copy of that report for the management file. Under consideration was a request by the Sharplins for a waiver of the wall/fence height limit for their proposed backyard side walls. Sharplin's neighbor on the west side did not agree to the waiver. The waiver was denied and written notice was sent to Sharplins. Sharplins filed a response to the denial. The Committee is planning a reply.

Courtyard Community Park: Jim Reed reported that the March 15 clean-up was successful. There was a discussion of different costs quoted for clean-up. David Tait proposed that a limit of \$600.00 be set on park clean-up costs. Ed Ueckert seconded the motion and all present approved it. After a discussion concerning the broken lock on the restroom door and access problems people experienced with it, Ed Ueckert moved to authorize the purchase of a "Kaba E-Plex 2000" series electronic digital lock at a cost of \$345.00 to replace the broken one. Reese McCrea seconded the motion and all present voted for approval. There was unanimous agreement that a dog litter station should be purchased for the Park at a cost of approximately \$65.00.

Landscaping/Decorating: Ed Ueckert reported that a resident's offer to donate plants for the Parade Ridge beds will be accepted, and that the new landscaper, Keith Sexton, was asked to emphasize better clean-up of trash and branches by his crews. Consideration is also being given to spreading out the landscaping work schedule more and repairing stonework at the entrances.

Security: Jim Lloyd reported that car break-ins are again on the rise, noting car burglaries on Back Court Drive, Sam Houston Circle, and at the tennis courts. He is continuing to investigate where and how we might add more "Drive Slowly" signs around the neighborhood.

Welcome: Randy Randolph noted the number of properties currently for sale in the Courtyard and reported that he and Alice are putting together packets of information for new owners and plan to track what happens with them.

Social: Michael Castanon reported that all was going smoothly in preparation for the Easter Egg Hunt and welcomed assistance stuffing the 980 plastic eggs for the hunt.

Communications: Leslie Craven reported that the materials for the March newsletter went in on time, and Kelly Peel had agreed to print a new 2008 Directory for the Courtyard at no cost, as he had done in 2006. As in 2006, the agreement of "no-cost" is based on the sale of ads to offset Peel's printing costs. If ad sales do not cover these costs, the Homeowners' Association would be responsible for the difference.

Compliance: Waneen Spirduso reported that the Kemper's abandoned blue car had still not been removed, and it was decided that Jim Lloyd would notify the police on March 24 to begin compliance procedures. Although one POD problem on Tom Wooten Cove was resolved, there was a discussion of whether and how to come up with a policy covering the use of PODS as they are being used more frequently by homeowners all around town, including the Courtyard. Problems concerning "For Sale" and paint company ad signs was discussed and appear to be resolving themselves at this time.

Kayak: Waneen Spirduso and David Tait reported on the current status of the Kayak/Canoe Storage Rack facility and presented general and financial information to support the Committee's request that the Board approve and advance association funds of \$1200.00 for a project to add ten (10) new rack storage spaces within the existing facility. After discussion and upon motion by Reese McCrea and a second by Ed Ueckert, the Committee's request was approved by all members present.

Financial: David Tait reported that all annual dues were in.

Other Business: All documents concerning the City of Austin (City) parking ordinance have been notarized and sent to the City. Letters informing residents of the new gate code, effective March 3, 2008, were sent and the code has been changed.

The next meeting will be April 29, 2008.

There being no further business, Ed Ueckert moved to adjourn. This was seconded by Michael Castanon with unanimous approval by all members present.

Submitted by Leslie Craven:

Approved:  Date: 4-29-08

or
Approved as corrected: _____ Date: _____