

Courtyard Homeowner's Association, Inc.
Board Meeting Minutes
May 19, 2009

Frank Apgar called the meeting to order. Other Board members present were Leslie Craven, Karen Johnson Jim Lloyd, Waneen Spirduso, and Ed Ueckert. Mitch Ortego was absent. Marilyn Childress, property manager, was in attendance for Goodwin Management. Guests were Dick Booth, David Armbrust and Randy Tagman.

The April minutes were approved by all after a motion by Jim Lloyd and a 2nd from Waneen Spirduso.

ECC: Nothing to report.

Community Park: a cluster of shrubs needs to be removed between pavilion and playscape; The boulder is ready for dimensions of flag for hole; Eddie Z and he removed the tree across the path; a willow tree that has 5 trunks is unhealthy because of all of dead wood so he recommends removal; a large brush pile needs to be removed; he also recommends beginning removal of china berry trees that are invasive. He recommends using Good Morning and he will be available all day to supervise. Expense has already been approved

Landscape/Decorating: Ed Ueckert reported that everything is great. Fertilizing will be done again on June 1

Security: No report

Welcome Committee: no report

Social Committee: No report

Communications: Leslie Craven reported that the notice about the website should be able to go out soon.

Compliance: No report

Kayak Committee: Waneen Spirduso: the dedication of Tait's rack will be June 6.

Finance: All OK. Marilyn Childress reported that most everyone had paid but several have not responded to the certified demand for payment. It will be revisited next month.

New Business: Mr. Booth addressed the group regarding the 55 acres across Bull Creek. He wanted to clear up the feeling that he had been deceitful. Enlarged photos of the site were shown to those present. Mr. Booth stated that after looking into the package that was presented, it was evident that some information had not been included which included the setbacks. David Armbrust stated that the 3.88 acres site plan was originally approved for 4 condo's which sit at the 100 ft setback from the water. They must delete the site plan or build the 4 condo units. Commercial site plans have a 100 ft setback while residential has 75 ft setback. Questions/comments from board: Waneen Spirduso: why does it hang out over the water? Jim Lloyd: White material on upstairs court, could it be green? Any plans to renovate the existing structure? No. Leslie Craven: how certain are you that you will be able to dig 12 feet underground...might it need to change? Yes it might. Height

limitation is 28 ft.

Jim Lloyd: how would you get lake access? No current plans to add any access. Frank Apgar: : what is width of excavation? it is 75'. Frank ; can the area be identified by some sort of markings so we can get a handle on the location and height etc?

Frank:. How can we get some assurance that what you have proposed is what you will be building essentially? David Armbrust said they would come back to the community. Dick Booth is committed to working with the HOA. Both Dick and David are men of their word. Frank Apgar is looking for as much information as possible so he can get info to 315 members with some assurance that this is what it is going to be. Ginor suggested a 'letter if intent' from Dick Booth that what they have presented is what they are planning to do within reason. In the event of a material change, Mr. Booth will come back to the community. David Armbrust will get it to Frank Apgar tomorrow morning.

Lesle Craven made a motion to send a letter to City Council to not take action on Booth property and to delay for 30 days the booth property site deletion proposal in the event that the letter of intent is not received or is not satisfactory. Jim Lloyd seconded. All approved. Karen Johnson, with a second from Ed Ueckert, made a motion to give Frank Apgar the authority to rescind the letter prior to the 4 pm meeting of the city council on Thursday May 21. All approved.

The next meeting was set for June 16, 2009

A motion to adjourn was made by Ed Ueckert. After a 2nd by Karen Johnson, all voted to adjourn.

Approved:  Date: 6/16/09
or
Approved as corrected: _____ Date: _____