

Courtyard Homeowner's Association, Inc.
Board Meeting Minutes
March 24, 2009

Ed Ueckert called the meeting to order. Other Board members present were Leslie Craven, Jim Lloyd, Mitch Ortego, Waneen Spirduso, Karen Johnson and Frank Apgar who attended the meeting via telephone. Marilyn Childress, property manager, was in attendance for Goodwin Management.

The February minutes were approved by all after a motion by Mitch Ortego and a 2nd from Karen Johnson.

ECC: Diana Apgar's report was submitted via email before the meeting and it is part of the permanent files of the ECC. Marilyn Childress read a letter from the committee to the Sharplins.

Community Park: Jim Reed presented a written report: all plantings are doing well; the sage border is complete; trail signs have been stained; a park boundary sign was installed. Various maintenance items were preformed. The dock should be good for another couple of years. A park clean up is planned for 4/18. The current favored location for the flagpole is between the picnic pavilion & playscape but the park committee will make recommendations and bring to the board. Good Morning Tree Service is going to be contacted about a bid to do some tree work. Ed Ueckert has asked Keith Sexton to clean up the boat parking lot. He is supposed to do it once a month.

Landscape/Decorating: Ed Ueckert contacted Keith Sexton today to put petunia's in from of the sign and to plant them thick so there is a lot of color. We have bought fertilizer from the BSA as in years past. Mark Bentsen is donating plants for Parade Ridge.

Security: Jim Lloyd reported there have been no car burglaries in The Courtyard this month.

Welcome Committee: Alice Randolph reported 3 new families have moved in since last month.

Social Committee: This committee still needs a chair. However, Ed Ueckert advised that the East Egg Hunt is planned for 4/11.

Communications: Leslie Craven stated the newsletter for April has gone out. She has just sent a lot of website updates. She is still checking on the stationary with Kelly Peel. The Directory is still in the works.

Compliance: Karen Johnson stated that Bill Meredith has sent over a list of over 20 trash container violations. An article will be put in upcoming newsletters addressing some of the issues that some may be new owners and not aware of the restriction; the new containers are big but, bottom line, they must be out of view.

Kayak Committee: Waneen Spirduso submitted a written report that is part of the committees permanent records.

Finance: Jim Lloyd stated that the association is on budget. There are 13 owners who have not paid the 2009 dues plus 2 on which we filed liens in 2008. Marilyn Childress has sent out

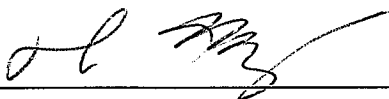
collection notices and got a good response from the first notices in February. She has sent out the 2nd notices and will follow up in mid-April with certified letters to all who have still not paid at that time.

New Business: The rezoning of the Booth property on Bull Creek was tabled until the April meeting.

Claire Weening requested that the association get in touch with the tennis club about installing a sign that will appropriately give the address and directions to their location at 5608 Courtyard Dr. Jim Lloyd will contact them.

The next meeting was set for April 28, 2009

A motion to adjourn was made by Leslie Craven. After a 2nd by Karen Johnson, all approved.

Approved:  Date: 4-28-09
or
Approved as corrected: _____ Date: _____