

**Courtyard Homeowner's Association, Inc.**  
**Board Meeting Minutes**  
**April 28, 2009**

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

The March minutes were approved by all after a motion by Karen Johnson and a 2<sup>nd</sup> from Waneen Spirduso.

**ECC:** Nothing to report.

**Community Park:** Jim Reed reported a trail clean up was held: On the trail they found a large tree that had fallen across the trail. He and Eddie Zamora are going to attempt cutting it. He presented a quote from Good Morning Tree Service for the removal of a large willow tree for \$1100. They will do a whole days work for \$1350. Jim will decide on the vendor. Concerning the flag pole placement,. The committee recommends locating it between the playscape and pavilion. A bush needs to be removed. There is a large boulder that could have 2 holes drilled in it to serve as holes for flags.

**Landscape/Decorating:** Frank Apgar reported for Ed Ueckert everything is moving along as scheduled. Frank read a letter that he wrote to Mark Bentsen for his generous contribution for plants for the Parade Ridge beds. Marilyn will add the letter to the minutes

**Security:** Jim Lloyd reported there have been 25 burglaries in one week in 31 zip. Police department is restructuring their command areas. It will allow resources to respond faster.

**Welcome Committee:** Alice Randolph did not have much to report. There are only about 3 listed as for sale

**Social Committee:** The Easter Egg Hunt was a big success. This committee still needs a chair.

**Communications:** Leslie Craven advised that the May newsletter is to Peel. She has a meeting with Andreas next week to finalize the Directory. It should be up and going by next month with information in the June newsletter.

**Compliance:** Karen Johnson stated that a letter, with a copy of the rules, was sent to over 25 people. The primary violation was trash containers in view on a non trash day. One resident with a trailer received a notice.

**Kayak Committee:** Waneen Spirduso submitted a written report that is part of the committees' permanent records. Progress was made with the 3 renters who have not yet put boats in the rack. The 3 were asked to give up their spaces if they knew they would not be able to put a kayak in the rack by June. One owner has relinquished his spot and it will be passed on to the first person on the wait list. The rack dedication is proposed for sometime in May or June. Augusto is getting the cost for the bronze plaque. \$500 was previously approved. June 6 is the proposed date from 11-12 am.

**Finance:** Jim Lloyd stated that the association is on budget, but water is running high due to

new plantings etc. Certified collection letters have been sent out to those who have not paid the 2009 Annual Assessment


**New Business:** The board was asked to look at the front monument to see where it had been cleaned. No decision was made as to whether to proceed with the bid from Betts Construction to clean it.

Frank brought up the issue that the landowner across Bull Creek who has purchased the 50 plus acres has submitted a site plan deletion to the city that will effectively change the distance for the building line from 100' from the water to 75'. The board feels that is not advantageous to the community.. Karen Johnson made a motion to send a letter advising members of the issue and what they can do to protest the issue with the City of Austin. After a 2<sup>nd</sup> from Jim Lloyd, all present voted in favor of sending the letter to the community.

**Old Business:** Jim Lloyd has talked to Charlene about the possibility of the tennis club putting up an address and directional sign. They will continue to pursue it.

The next meeting was set for May 19, 2009

A motion to adjourn was made by Jim Lloyd. After a 2<sup>nd</sup> by Karen Johnson, all approved.

Approved:  Date: 5-19-09  
or  
Approved as corrected: \_\_\_\_\_ Date: \_\_\_\_\_