

Courtyard Homeowner's Association, Inc.
Board Meeting Minutes
December 8, 2009

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

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

ECC: No report

Community Park: Jim Reed who was unable to attend provided a written report for Frank Apgar. Red ribbons have been placed around the chinaberry trees to be taken out; he may also have a line on getting free mulch for the park.

Landscape/Decorating: Ed reported the holiday lights are up and look great..

Security: very little activity according to Jim Lloyd. An abandoned trailer was found.

Welcome Committee: No report

Social Committee: No report.

Communications: No report; everything is as usual.

Compliance: Karen Johnson presented Bill Meredith's latest violation list. We will proceed as usual. Winston Cundiff contacted her about cars parking on the street and causing a traffic issue. He needs to contact 311 and/or contact the owners of the vehicles. The association has no purview over the issue.

Kayak Committee: Waneen Spirduso presented a report. She and Wayne met with 2 people from the City. The City will not lower the lake in 2010 because of the low level of Lake Travis. They did agree that we need to curtail the growth of cattails. The committee is putting together a plan to present to the city for controlling the cattails; it will also be presented to the board before implementation.

Finance: Jim Lloyd reported that all is well; the association should end the year with a little less than \$100K. We have saved \$62K toward the \$280k expected replacement value. Jim made a motion seconded by Karen to allocate \$30k to the capital reserve fund. All approved.

New Business: None

Old Business: Leslie Craven will have a letter to the board by 12/9 to review for sending to Rhea, the Sharplins attorney.

The Annual Meeting is scheduled for 1/24/10. All arrangements have been made

The next meeting was set for February 16, 2010

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

Approved: Ed J. Ueckert Date: February 16, 2010
or

Approved as corrected: _____ Date: _____