

Courtyard Homeowner's Association, Inc.
Board Meeting Minutes

May 18, 2010

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

The March minutes were approved after a motion by Ed and 2nd from Frank; all approved. The April minutes were approved after a motion from Mitch and a 2nd from Waneen; all approved.

ECC: Diana reported that the Mulvas landscape plan had been approved.

Community Park: Leslie reported for Jim Reed. Jim will be adding additional mulch on the paths around the playscape and will schedule the playscape spring 'check-up'. Jim Reed met with Davey Tree and talked about removing china berry and hack berry trees. He is meeting them Wednesday morning to start taking them out. We get to keep the mulch. It will be a half days work. 13 yards of special playscape mulch will be installed as soon as possible. It will be up to the association to get it spread. Frank stated that Rubio had done it in the past so Jim will contact them. Waneen will contact Joe Frost and ask him to do an inspection of the playscape. For the record, Frank, Jim and Ed have full sets of keys to every lock at the park. Waneen would like to have the picnic table by the kayak storage chained to the fence; it keeps getting relocated. Waneen made a motion, seconded by Ed to buy a table for the park. As a future project, Frank would like to extend the cover on the covered picnic space. It will be a future agenda item

Landscape/Decorating: Ed reported that it's a little late to pursue the stone bed project for Parade Ridge, but he'll look at it again this fall. He was going to be getting plants for common area beds soon. Someone sent in a question about who is supposed to be cutting the grass/tree/shrub area across from Lucille Puett's home (5800 Courtyard Dr. #1) General discussion concluded this area was most likely in Center Court's area for maintenance, but we'll discuss this further with both Center Court and the Villas at Courtyard HOA presidents. Also had a general discussion about maintenance of a trees in common area, but some branches hung over into other homeowners' yards.

Security: No report

Welcome Committee: No report

Social Committee: : Fourth of July celebration will be on Saturday, July 3 this year. John & Laryl Mannix are co-chairs and John will attend the June 15 meeting to give us an update on plants. Ed Ueckert has agreed to man the grill again this year. Wanneen & the Kayak Committee will organize the boat rides again.

Communications: Leslie reported that the June newsletter is out. She is working on getting more stats from activity on the website.

Compliance: No report

Kayak Committee: Waneen presented a written report. She and Ed have been talking about the condo owners building their own rack. That could free up 5 spaces. They will look into costing out adding 2 new racks and moving the fence out 18'. A determination was made that slots would be rented by the slot and not by the boat. Some boats are small enough to allow 2 in a slot. Some modifications will be made to the current lease criteria and presented at the next meeting. Additionally, the criteria for being on the wait list has evolved into the date being the first priority and the 2nd being whether there is anyone on the wait list for a 1st boat before getting to have a 2nd.

Finance: Lien notices were sent and all have paid with the exception of one owner who still has a \$71 balance.

New Business: Ed will oversee installation and location of permanent 'sleeve' to be put in the ground for community banners.

The next meeting was set for June 15, 2010.

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

Approved: *Resta Carter* Date: *June 15, 2010*

or
Approved as corrected: _____ Date: _____