

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

July 20, 2010

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

The June minutes were approved after a motion by Leslie and 2nd from Karen; all voted to approve.

ECC: Frank Apgar presented Diana's written report. Doug Miller has resigned from the committee due to a heavy travel schedule. Waneen Spirduso made a motion to appoint Betty Boon to fill the position. After a 2nd by Karen Johnson, all voted to approve the appointment.

Community Park: Waneen asked Joe Frost, a member of the community and an expert on playscapes, to look at playscape; there were a few minor tweaks that need to be taken care of. Mitch and Frank will see to it that everything will be repaired as necessary. The level of mulch at the end of the slide is a typical problem area. It is currently OK but needs to be watched. Oral and written complaints have been received regarding the need to have the owner of the vacant lot at 5215 Scout Island Circle S clean up and maintain the lot in accordance with the CCR's. Waneen made a motion for Leslie to contact the owner to get the process started; Karen seconded the motion and all approved. Frank reported that the trailer storage area wall has been fixed, and the Association has been reimbursed from the party that caused the damage.

Landscape/Decorating: Frank reported for Ed; there was a water leak at the entrance that Ed will pursue getting a reduction with the city after the bill comes in. Frank commended ED for how well the community looks.

Security: Jim stated there were 2 reports of criminal mischief but nothing major

Welcome Committee: No report

Social Committee: Since the July 4th celebration which was rained out, we will have a Labor Day weekend celebration instead on Saturday, September 4 at 11 a.m.. John Mannix has agreed to chair this event.

Communications: Leslie reported that the August newsletter has been sent to Peel; there is a reminder that it is now time to trim oak trees. There is also a reminder about keeping trash cans out of sight.

Compliance: Karen reported that violations are getting better and we are continuing to work on them.

Kayak Committee: Waneen presented a report; there are 2 new people on the wait list. The Kayak committee met with the park committee and they voted 2-1 to move forward with the addition a new rack. The cattail project is complete.

Finance: Jim advised that all is OK and discussed efforts to collect remaining outstanding dues.

New Business: Regarding zoning on the Design Center parcel, the information has not yet been received but the board is eagerly waiting the arrival of the information.

The next meeting was set for August 17, 2010.

A motion to adjourn was made by Mitch; Frank seconded and all voted to adjourn. After a 2nd by Karen; all voted to adjourn.

Approved: Ed J Ueckert Date: Aug. 17, 2010
or
Approved as corrected: _____ Date: _____