

Courtyard Homeowner's Association, Inc.
Board Meeting Minutes

December 21, 2010

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

The November minutes were approved after a motion by Mitch and a 2nd from Waneen; all voted to approve.

Committee reports:

ECC: no report

Community Park: AYs has completed the dock and it is great. The remaining pier will need to be removed. Jim Reed is planning a work day in January or February. The Blue Bonnets are trying to germinate but it is very dry. Some debris still needs to be removed. Jay Zarnikau is protesting the \$300 charge for the wall repair where his trailer was located. Marilyn Childress and Augusto Villalon both saw the wall undamaged with his trailer resting on the wall, undamaged. Augusto stated there is some debris on the 'island' that needs to be cleaned up including a log that is about 50' long. Jim Reed will replace the trash can.

Landscaping and Decorating: Ed used \$900 for some new plants; some junipers have been removed as well as some old crepe myrtles. Some electrical work needs to be done at the entrance.

Security: There have been some garage burglaries at residences where the garage doors were left open. Be vigilant about keeping the doors closed, cars locked and items in cars out of view.

Welcome: Randy report one sale in October

Social: no report

Communications: The January Newsletter has been sent to Peel.

Compliance: no report

Kayak: Waneen was asked to check on the status of increasing the size of the storage rack

Restoration Work –

Leslie reported the permitting process is moving along. The application is under review by the City; the site plan is still being developed and due by 1/6/11. Permit should be approved between 1/12-18. Augusto advised that because of the drought, the lake will be lowered over 3 weeks rather than 1 week. If there is any residual water in the cove, it will be pumped out. Leslie made a motion to set a ceiling of \$50K for the clean-up to primarily come out of the capital fund; after a 2nd from Waneen, all present voted to cap at \$50,000.

Finance: Jim was not present but asked everyone to get him any changes to the budget before the Annual Meeting.

New Business: The Nominating Committee presented 3 names for the January ballot for the Annual Meeting; Ed Ueckert, Jim Lloyd and Cathleen Barrett.

Old Business: Maintenance and clean up at ss5215 was tabled to the next meeting.

The next meeting was set for February 15, 2011

A motion to adjourn was made by Ed, seconded by Waneen and all voted to adjourn.

Approved: Rebecca Chan Date: 2/15/11

or

Approved as corrected: _____ Date: _____