

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

September 28, 2010

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

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

Community Park: Flood Aftermath: Jim Reed presented a report with Action Items. Davey Tree will spend half a day and remove downed trees, limbs etc for \$700. An attempt will be made to get 50 or so people to the park to relocate the border around the playscape on October 9 which will coincide with a work day in the park. There will be another work day in early November.

Ed is working on costs to replace the fishing dock. There was a general consensus to shorten and lower the dock.

At the boat launch parking area, as soon as the 2 trailers are moved, all other trailers need to be moved out so that Rubio can clean up the area for \$400 and restriping can take place.

Frank informed that a water line could be run to the pavilion for \$885. He will get another bid.

After discussion, Frank moved to continue efforts to work with the City of Austin to gain required approvals for silt and debris abatement in Bull Creek. Leslie seconded the motion and voted to approve.

Landscape/Decorating: Ed reported that some older established plants are slated for removal with replacement scheduled for next year.

Welcome Committee: There are five homes on the market. The Mulva's have met the City's requirements and will be moving in this week.

Social Committee: The Labor Day event was a great success. Joany Price has volunteered to become the new Social Chairperson.

Communications: Beginning December 2010, the new editor of the *Courtyard Caller* newsletter is Cathleen Barrett. Leslie is adding photos of the Labor Day picnic and Flood damage to the website's photo gallery.

Compliance: Karen is proceeding as usual. Marilyn will send a letter to SH5724 and 5728 regarding the dead tree close to the shared lot line of these two homes.

Kayak Committee: Waneen reiterated the Labor Day event was a big success. The committee will be working with Jim Reed on the clean up effort.

Finance: Jim advised that he hopes to end the year with \$120K in cash. Currently, there is \$6k held in construction deposits.

Old Business: Leslie is still working on the maintenance and cleanup of SS5215.

The next meeting was set for October 19, 2010

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

Approved: Leslie Craven Date: 10/19/10

or
Approved as corrected: _____ Date: _____