

Courtyard Homeowner's Association, Inc.
Board Meeting Minutes

June 16, 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 May minutes were approved after a motion by Mitch and 2nd from Karen; all voted to approve.

ECC: Diana reported presented a written report that is a permanent record of the ECC; there were 2 approvals and one inquiry regarding a tree impacting the driveway.

Community Park: Jim Reed reported that Dan Hunsiker, Davey Tree, came and removed cedar trees, and china berry trees. We will retain the mulch for use in other areas. 12 yards of playscape mulch have been delivered and Rubio spread it and placed some of the tree mulch around the trail etc. Wild flowers are mostly dead so mowing can begin of those areas. Keith Sexton has been notified. He has also been asked to mow on Friday 7/2. All plantings are doing well. Doggie bags are being used.

Landscape/Decorating: Ed reported Mark Bentsen was able to glean some lantana and grasses for no cost and Keith Sexton planted them. A big thanks to Mark for all his years of help to the community. The area behind the entrance monument is in need of re-doing and he will work with Keith on a plan and do sometime in the winter and early spring. Jan Ueckert got a bid for doing rock work along Parade Ridge; the bid was for \$1800 which was more than the original \$1190. Hopefully the original bidder will re-bid the same amount later in the fall. Frank wants to review water readings at next months meeting to make sure the credits are being applied.

Security: No report

Welcome Committee: No report

Social Committee: John Mannix updated everyone on the 4th of July festivities. July 4 Parade & Picnic plans are; following the same model as last year. The Fire department has been contacted and will attend; the park will be decorated; the kayak committee will take people out into the cove; food will be provided; a few volunteers are still needed. The cost will be between \$600-800.. Ed stated that Michael Castanon should have permanent pole holes ready for the banner promoting the 4th Celebration..The National Anthem will again be sung by Elena Villalon. Alice will also take a cake (s) to the fire station as a thank you.

Communications: Leslie reported that the July newsletter will be coming out. Kathleen Barrett is interested in taking over the newsletter maybe in August.

Compliance: Karen is continuing to address violations submitted on a regular basis by members of the Community. The discussion of repeat offenders will be addressed at the next board meeting.

Kayak Committee: Waneen presented a report. All leases have been returned and there was no turnover. She has been looking at ways to reduce the wait list. They are currently planning on getting one more rack to hold 10 kayaks; extending the fence would cost about \$1500; there may be some land preparation cost with the total cost of the installation being about \$2500. It would increase revenue by \$600 per year.

For the Cat tails project Waneen is requesting financial assistance for the \$2000 cost to come from the kayak committee, the park committee and the general fund. She is working with the city to get the growth removed and not just cut off. She will get clarification on several points and the board will vote by email. Waneen made a motion to accept the bid contingent on confirmation from Troy that they will be removed and not just cut off. Karen seconded the motion and voted in favor. Picnic table purchase and placement is moving forward. The

criteria for the kayak list has been revised. Plans and coordination for the kayakers participation in the 4th of July is under way.

Waneen made a motion, seconded by Ed, to move forward with proposal to expand the kayak storage area. I voted to approve.

Finance: Jim advised that income for the last 2 years has been verified; the finances are in good shape.

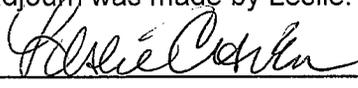
New Business: the issue of adding more dog waste stations was discussed but no action was taken at this time.

Leslie will contact the tenant at 5702 Scout Island Cove to get more specific information about the movie making project. If a parking problem arises, notify APD or AFD.

The DiFrancos have requested permission to attend to a tree adjacent to their property that is in the HOA common area; the board agreed they could have it treated and trimmed at their expense. The have contacted an arborist to try to determine why the tree is failing.

The next meeting was set for July 20,, 2010.

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

Approved:  Date: July 20, 2010
or
Approved as corrected: _____ Date: _____