

**COURTYARD HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES**  
**TUESDAY, OCTOBER 17, 2017**  
**6:30 p.m.**  
**OFFICE BLDG. @ Courtyard Dr. & NSIC**

- I. Call to Order: All Board members were present with the exception of Doug. Marilyn Childress, Association Manager for Goodwin Management was also present
- II. New Business: There was a presentation concerning the proposed hotel project at the SE corner of 360 and FM 2222. After the presentation by Joel Wixson, Professional Engineer and Justin Mabey, one of the hotel developers, there was a Q&A session. The presentation and Q&A's lasted for about 90 minutes. The preliminary plans for the hotel, parking and the site in general were presented. The main focus of the Q&A session was residents' concern about noise, traffic and lighting. The developer acknowledged the issues raised and stated that since the plans were in the preliminary stage, our issues would be taken into consideration. Kurt Cadena-Mitchel from Council member Alison Alter's staff also attended the meeting.
- III. Approval of July 18, 2017 meeting minutes: Paul moved to accept the minutes as presented, Cathleen seconded and all voted to approve the minutes as submitted.
- IV. Committee Reports
  - A. ECC : No report
  - B. Community Park: a volunteer day will be planned for the spring, according to Terry.
  - C. Landscape /Decorating: A lot of work has been going in the common areas.
  - D. Security: Jim reported the night of 10/10/17 a vehicle was stolen from a home on S. Scout Island Circle.
  - E. Welcome: No Report
  - F. Social: "BooFest" will take place on Halloween at Tom Wooten Island. All are welcome.
  - G. Communications: No Report
  - H. Compliance: Leslie is getting ready to ramp up again. There is a possibility of a community member taking over the committee.
  - I. Kayak: No report
  - J. Fire Safety & Prevention: No report

K. Governmental Liaison: Paul attended a meeting of the Lake Austin Collective, a local organization of HOA's and individuals that is contesting several of the Champion projects, including the proposed hotel at 360 and 2222.

V. Financial: As of 9/30/17 we had approximately \$107K in the bank. An increase in 2018 annual dues to \$300/yr. was approved by unanimous board vote. This increase is within the Board's discretionary 5% power, and is an increase of less than \$1.20 per month per homeowner.

VI. Old Business

A. Adjustments to account labels, financial reporting: Terry presented an accounting report format to be implemented at the Annual Meeting. Thanks to Terry and Jim for their hard work on this report.

B. Use of electronic documents for recordkeeping: Tabled

VII. Set next meeting date – MONDAY, November 13, 2017

VIII. Adjournment: Waneen moved to adjourn, Paul seconded, and after approval from all, the meeting was adjourned.

Approved: \_\_\_\_\_

or

Approved as Corrected: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_