

Courtyard Homeowner's Association, Inc.
Board Meeting Minutes
August 16, 2011

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

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

Committee reports:

ECC: There was one pool approval

Community Park: Leslie reported that the tree work was done on 8/7 that Frank lined up.

Landscaping and Decorating: Ed reported that the electrician repaired a photo cell and a number of the lights. One station on the Parade Ridge irrigation area has been repaired and he hopes the area will come back. He is going to get an estimate from Phil's Irrigation to irrigate the Tom Wooten island area.

Welcome: The Randolph's and Marilyn have extra copies of the new Directory.

Security: There has been a break in at kayak rack; 2 kayaks were stolen. Leslie would like to see the association look into some options for better security such as a swipe card for access, motion lights in the park. Frank made a motion with a 2nd from Leslie, that the gate code be changed and a letter be sent out reinforcing the need to not give out the code, and to remind everyone to pick up after pets and make sure dogs are on leash, etc. Leslie will write the letter; Jim will determine the new code. Jim is also looking into some camera options.

Social: Labor Day weekend Community Picnic: Joany Price would like to not do Labor Day since July 4th was able to take place. She would like to plan a Halloween event instead. She will bring more information to the September meeting.

Communications: Cathleen now has a new contact at Peel and is optimistic that things will be better.

Compliance: Karen brought copies of what she sent out in July of the draft policy & procedures. Henceforth, violations will only be sent out when Karen directs Marilyn to do so. Leslie will tweak and send to everyone.

Kayak: Frank reported for Waneen; there is no longer a wait list for Kayak storage.

Restoration work: Bruce will discuss with Ricky what to do to get a final inspection that will clear us to take the silt fence down.

Finance: Jim reported that we currently have \$108K in the bank

New Business: Regarding Lease restrictions/variance question: Karen made a motion not to approve any variance of the current restrictions found in Art VII.1.General Restrictions. After a 2nd from Ed, all voted in favor of not granting a leasing variance.

Bill Meredith/Booth PUD request: Booth wants to put in a PUD with exceptions to the Hill Country Roadway Ordinance on .83 acres where the Design Center is. As long as it stays as is, everything is OK but he wants to redevelop and not be subject to HCRO. Bill suggests CHOA oppose this request. We want to make sure it conforms to the HCRO or not be approved. Leslie made a motion to oppose the variance as written and that we authorize Bill to represent our opposition to the variance in HCRO. The motion was seconded by Jim and all approved.

Old Business: the Resolutions resulting from the 2011 Legislative session have been signed,, notarized and given to GMI for filing.

The next meeting has been set for September 20, 2011.

Ed made a motion to adjourn, followed by a 2nd from Karen; all voted to adjourn.

Approved: Leslie Craven Date: 9/20/11

or

Approved as corrected: _____ 16 _____ Date: _____