

Courtyard Homeowner's Association, Inc.  
Board Meeting Minutes  
March 15, 2011

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

The February minutes were approved after a motion by Ed and a 2<sup>nd</sup> from Waneen; all voted to approve.

**Committee reports:**

**ECC:** no report

**Community Park**

Ellen Sharphorn has volunteered to be the new Park Committee chairperson. She's planning the first park clean-up for 2011 on March 26 and another in April. Leslie has given her Jim's keys and brought her up to date on flood restoration work and the general condition of the Park. Ed suggested that Ellen be asked to take on the project of getting two new benches for the new pier. CTES will be grating and applying a hydro-mulch mixture of grasses and fertilizer primarily to the bare area within the erosion control fence and to other worn or bare areas near the new pier and in the field. Plans are being made to set up a schedule of volunteers to help water these areas. Access to these areas must be restricted until the grass is established, roughly 90 days. Park activities will be limited to the playscape/picnic area, parking lot, bathrooms and wood paths during this time. It was agreed that the private dock owners will share costs for Rubio's clean up of debris and brush and for the dumpster.

**Landscaping and Decorating:** Ed reported that the old plants have been removed. The border is going to be redone for \$1500 and then Keith Sexton will replant with primarily donated plants. Also, there was a leak in the #1 system which has been repaired. Irrigation is on twice a week. Unfortunately someone has removed all the sprinkler nozzles and Phil is replacing.

**Security:** No report

**Welcome:** No activity

**Social:** Joany Price reported the plans are well under way for the Easter Festivities

**Communications:** Ed has an article on street light repair in the neighborhood for the Caller. It could be compressed and be a recurring monthly item.

**Compliance:** A. a vacant house with dripping water at 5806 Harrington Cove has been taken care of. B. a vacant house at 5725 Sam Houston Circle has been reported to the City by Marilyn Childress C. A dog nuisance at 5725 Sam Houston Circle is currently resolved.

**Kayak:** No report

**Finance:** Jim reported approximately 15 owners remain unpaid for the year. Marilyn has sent the 2<sup>nd</sup> notices to pay by 4/1 or be sent to the attorney. The budget is looking good.

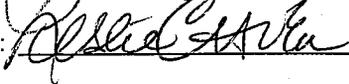
**New Business:** Bruce Aupperle attended the meeting on behalf of the Massey's to discuss their efforts to build a pool in their LUE in light of a new COA requirement that a landowner must file an application and receive permission for any new construction across the City's utility easement that is located within an LUE. It was agreed that the HOA could sign this request as landowner

**Old Business:** Regarding the Champions corner Waneen made a motion to join the coalition to look into financing an engineering report on the traffic flow impact of removing the left turn restriction. After a 2<sup>nd</sup> from Karen, all voted to approve an expenditure of up to \$500.

Directory project: updated information is due in to Marre and Carol by May 15. A form will be provided in the April *Caller* along with an article explaining the project and need to get information back by the deadline. The Board clarified that it must approve the final draft before it goes to print.

The April meeting has been moved to 4/26.

Karen made a motion to adjourn, followed by a 2<sup>nd</sup> from Ed. and all voted to adjourn.

Approved:  Date: 5/23/11

or  
Approved as corrected: \_\_\_\_\_ Date: \_\_\_\_\_