

Courtyard Homeowner's Association, Inc.
Board Meeting Minutes
September 20, 2011

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

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

Committee reports:

ECC: No report

Community Park: The community park has had the silt fence taken down. Leslie asked Ellen to come up with a couple of days in October/November for a clean up day. Leslie is going to spray paint some cedar trees that need to be taken out; that will enhance growth of the hardwoods

Landscaping and Decorating: Ed reported that all irrigation systems are set for once a week; we are watering 10 hours from midnight to 10 am, we will use more water with less effectiveness but we will be following the city's requirements. Under Ed's direction, Phil will be tweaking some of the heads for better coverage. Ed has been manually turning on the system on Tom Wooten; however he has gotten a bid to automate that system for 2 stations for \$748 plus tax on materials. He will also get a bid from Roman to compare and report at the next meeting.

Welcome: The Randy reported one new owner has closed on Harrington Cove

Security: Jim stated not much happening. He has not looked any further into cameras or card systems. We will wait to see the results of the letter to the community and the gate code change before pursuing any further.

Social: Due to budget consideration and timing, the Social Chairperson recommended that we not have a Halloween event this year. She will include this event in her proposed budget for 2012

Communications: Cathleen reported that the newsletter got out on time- an improvement from the publisher's earlier mailings.

Compliance: The guidelines were tabled until October

Kayak: Waneen reported there are now 2 slots available. There is a vacancy on the committee.

Finance: Jim stated we should end the year with \$35K in the black. All invoices other than recurring monthly bills, will be sent to the person ordering the work to be done; that person will then sign off on the payment of the invoice and send to Marsha and copy Marilyn.

New Business: Regarding the issue of boats left overnight at the Park pier, Waneen made a motion to formalize the policy that boats may not be tethered to any community docks overnight and that signs be posted at each dock to this effect. After a 2nd from Leslie all voted to approve the policy statement. Jim will get the signs.

The new gate code will be [REDACTED] Marilyn will mail out letter with the change to be effective October 1.

Old Business: The hearing on the Booth property was postponed until October

The next meeting has been set for October 18, 2011.

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

Approved: Ed J. Ueckert Date: 10/18/11

Approved as corrected: _____ 16 _____ Date: _____