

**The Courtyard Homeowners Association, Inc.**  
**Minutes for Annual Meeting of the Membership**  
**Sunday, January 30, 2022 – 6 PM to 8 PM**  
**Via Zoom**

- I. Call to Order and establishment of quorum:** Denise Hogan, President of the CHA, called the meeting to order at 6:00 pm. Marilyn Childress, Goodwin Property Manager on behalf of the Association, verified that a quorum had been met. All Board members were present on the Zoom meeting and a total of 49 Association members attended.
- II. Approval of the Minutes of the January 31, 2021 Annual Meeting:** The minutes were approved by the membership as part of the Absentee Balloting process prior to the meeting.
- III. Introduction of the Board of Directors: Denise introduced the board and gave a brief recap on each member and his/her contributions to the community:** Vice-President, Konavis Smith; Treasurer, Jim Lloyd; Secretary, Waneen Spirduso; Board Members-At-Large; Henry Mistrot and Meredith Massey-Kloetzer.
- IV. Introduction of Committee Chairs: Each chair presented a year-end report; summarized below. Each committee chair also introduced his/her committee members and thanked them for their help.**
- A. Environmental Control (ECC) – Diana Apgar.**  
In 2021, the ECC approved over 50 projects, including new fences and fence repairs, windows and doors, decks and porches, exterior painting, roof replacements and damage from the February winter storm.
  - B. Community Park - Terry Edwards** – Spring and Fall park volunteer days were successful, with about 20 residents cleaning up, doing landscape and trail maintenance. Speed bumps were installed to slow down speeders and protect our children in the playscape area.
  - C. Landscape - Ed Ueckert** - The committee continued its maintenance of mowing, edging, leaf management, flower beds, trees, irrigation system, and lighting management. Old lights at the South entrance were replaced with new lights.
  - D. Security - Jim Lloyd** – One auto theft, seven car burglaries, and one criminal mischief event were reported to the police. Security fencing and a new gate was added to the Boat Storage lot.
  - E. Welcome - Erik Maye** – The committee greeted 22 new homeowners to the Courtyard and continued to update the website directory. A new Welcome to the Neighborhood feature was added to the Courtyard Caller newsletter in order to spotlight new neighbors.
  - F. Social - Joany Price** – Due to the Covid constraints, only the social events of the 4<sup>th</sup> of July Parade and Picnic and Halloween BooFest were held, but they were a great success.
  - G. Communications - Jen Harold** – A total of 58 email blasts were sent out throughout the year to keep neighbors informed about important event and issues, several of which were related to the February Winter Storm. Coordinated efforts with *The Courtyard Caller* publisher resulted in an updated mailing list and a higher quality of newsletter paper.
  - H. Compliance – Denise Hogan** – About 25 different compliance issues were addressed throughout the year with multiple homeowners. The most frequent repeat compliance issue is trash, recycling, and compost bins in view from the street, followed by leaf blowing noise, and dogs barking.
  - I. Kayak – Jim Vence** – Maintenance completed included pump, boat sling replacements, and repairs on the locks. The security lighting was repaired. Two clean up days were completed.

- J. Fire Safety - Richard Stelzner** – The committee continued resident outreach, particularly to new residents, regarding how to make their homes less vulnerable to fire. The committee participated with the Board on Common Area assessment and advised the Board regarding clearing out dead wood and maintaining trees to reduce fuel opportunities in the community.
- K. Area Development & Government Liaison – Denise Hogan** – The committee continued to monitor and engage with activities in our region which will impact the Courtyard neighborhood. They planned the presentation of the three speakers in the program of this Annual Meeting: Johnathon Coon, Lucas Short, and Allison Alter. (see IX. Speakers, below). The committee also continued dialogue and negotiations with developer of the proposed hotel to be built at the southeast corner of 2222/360-and continued dialog with-the representatives of the Booth PUD amendment for conversion to civic use upon the demise of David Booth in the future.
- L. Boat Storage & Launch – Jim Lloyd & Meredith Massey-Kloetzer** – This is a new committee and it will create a structure for the committee. Because this is an HOA common area with income, the committee’s work will be to assist and gather information for the Board.

**Denise wrapped up this section with a huge thank you to all committee chairs and their members for their hard work and dedication throughout the year.**

- V. State of the Association, Review of 2021: Denise provided a review of significant accomplishments of the Board and the Committees during 2021.**
- VI. Financial Report:** Jim Lloyd presented a written report before the meeting and also provided a visual report to the group to accompany his oral report. At the end of 2021, the bank balance was \$220,106.77. The net effect of spending for 2021 resulted in \$7,535 that was budgeted but not spent. This amount was allocated into the capital reserve account. All homeowners have paid their CHA annual assessment for 2021; approximately 35 homeowners have not yet paid their 2022 annual assessment.
- VIII. Election of two directors for three-year terms:** Waneen announced that three names were presented for consideration: Meredith Massey-Kloetzer, Henry Mistrot, and Randall Tuller. She described the complete process of voting and the overseeing of the ballot counting which was conducted by Goodwin and Company. All rules of law were upheld.
  - A. Absentee Ballot Results were announced:** Meredith Massey-Kloetzer and Henry Mistrot were elected.
  - B. Nominating Chair for 2022:** Waneen Spirduso has agreed to serve again as the chair of the 2023 Nominating Committee.
- IX. Speakers**
  - A. Jonathan Coon: Camelback development and parking for overlook**
  - B. Lucas Short, Texas Department of Transportation: 360/2222 intersection changes**
  - C. Alison Alter, District 10 Council Member: Land Development Code, APD, Homeless**
- X. Resident Forum: The Forum was scheduled for a total of 20 minutes, with a three-minute maximum per speaker.** Two questions were raised. One was why there was an increase in annual assessments and Jim Lloyd explained the price increases from the pandemic that are expected to increase expenses during 2022. The other question was who is in charge of the Boat Storage Lot waiting list and the Kayak waiting list. Denise explained that Marilyn Childress our Goodwin Property Manager is in charge of the Boat Storage Lot waiting list and Jim Vence our Kayak Chair is in charge of the Kayak waiting list. Two comments were received: one from a resident thanking the Board and Committees for their time and volunteerism, and the other was from Council Member Alison Alter saying she had personally worked with Denise and our Board, and that she feels we have one of the best-run HOAs in the City.

Although time remained in this section, no further questions or comments were raised.

**XI. Next Annual Meeting: January 29, 2023**  
**Next regular Board meeting: March 15, 2022**

**XII. Adjourn:** The meeting adjourned at 7:45PM after a motion by Konavis followed by a second from Henry. The members present on the ZOOM were all polled and voted unanimously to adjourn.