

**COURTYARD HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY MAY 19, 2015
6:30 p.m.
OFFICE BLDG. @ Courtyard Dr. & NSIC**

I. Call to Order: All board members with the exception of Jim, Doug and Leslie were present. Marilyn Childress, Association Manager, was present. In Leslie's absence, Paul officiated. Paul called the meeting to order.

II. Approval of April 21, 2014 meeting minutes: Waneen made a motion to approve the minutes as written. After a second by Cathleen, all present approved the minutes.

III. Committee Reports

A. ECC: Diana presented her report including several months of activity. Diana and Leslie are going to work on updating the ECC guidelines. Diana presented information on TEX PR. CODE ANN. § 202.007 concerning rain barrels or a rainwater harvesting systems. The committee recently finalized the approval of an above ground water tank on Intercouncil Cove.

B. Community Park: Terry Edwards presented a rough draft of the Community Park FAQs document that he is proposing. It is still a work in progress.

C. Landscape /Decorating: Ed reported that work on Parade Ridge has continued with putting in stone. Mark Benson is working with the committee.

D. Security: No report

E. Welcome: Denise Hogan has 3 new owners to visit the week of 5/23.

F. Social: Joany reported a nice turnout for spring fling and that she is gearing up for July 4th.

G. Communications: Leslie will schedule a meeting with the website editor to go over some editing questions.

H. Compliance: Denise Hogan brought up the state of a couple of homeowners' yards that needed maintenance. Marilyn was directed to send a compliance letter and notice to the owner of 5303 SSIC stating that he needed to complete landscaping of his front yard per the remodeling plan that he submitted that was approved by the ECC. A lot that had been reported has now been mowed as of this afternoon.

I. Kayak: Waneen reported 32 out of 50 have paid their lease renewal. She is looking for 2 more committee members. Concerning the drainage issue, she has modified the plan with Greener Side and is working to negotiate the best price for the work prospect. She would like to add some boulders to prohibit vehicles from accessing the area. Cathleen made a motion to authorize Waneen to proceed with the project and to obtain bids to secure the best price possible. Paul seconded the motion, and all approved the expenditure based on the best price negotiated, which will be subject to final Board approval.

J. Fire Safety & Prevention: Henry discussed the possibility that the Fire Department might bring a fire truck to the Park for the July 4th picnic.

IV. Financial: Jim sent in a reported that as of 4/30/15 we had \$128K in the bank. The number of delinquent owners currently is 5 with 3 owing late fees.

V. New Business

A. Tenant use of common areas: This will be discussed in June.

B. 5408 SSIC: Jim and Leslie have been in contact with the owner who hopes to have the home on the market by Memorial Day. Since the owner is working to resolve compliance issues, the Board will continue to monitor the owners' progress before taking further steps (contacting the COA Health Department.)

C. Questions regarding drones over Booth property: Leslie is working on a letter response to Booth's property manager concerning complaints of drones flying over the Booth property, and will review the matter with the Board before sending a response.

VI. Old Business

A. Designated fishing areas in park – pending (Waneen & Terry): No decision has been made.

B. Runoff & erosion controls needed for kayak rack area. This issue is addressed above in the Kayak report.

VIII. Set next meeting date – June 16, 2015

IX. Adjourn

Approved: Leslie Crown

Date: June 16, 2015

or
Approved as Corrected: _____ Date: _____