

**COURTYARD HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
TUESDAY August 18, 2015
6:30 p.m.
OFFICE BLDG. @ Courtyard Dr. & NSIC**

- I. Call to Order: All Board members, with the exception of Doug Richards, were present. Marilyn Childress, Association Manager with GMI, was also in attendance.
- II. Approval of June 16, 2015 meeting minutes: Cathleen made a motion to approve the minutes as presented. After a second from Henry, all voted to approve
- III. Committee Reports

A. ECC: A plan for a long term landscaping project was presented and approved.

B. Community Park: Special thanks to Jim Lloyd for his assistance in the last month. As part of the Firewise cleanup, Jim has had a tree crew working in the park to clean up dead branches and debris. He supervised replacement of the broken wood bench outside the bathroom and assisted Terry with cleaning the water supply line and replacing the toilet shut off valve. The toilet is now operating smoothly.

We need to purchase three new rubber trash cans with lids to replace our metal cans that are rusting out from sitting on the ground – two on the concrete pad under the basketball goal and one in the middle of the park under the tree.

C. Landscape /Decorating: No report

D. Security – It was decided that the gate code will be changed sometime this fall.

E. Welcome: Denise has been busy getting out to meet new residents this summer and she is being received very well.

F. Social: July 4 celebration was a great success. Volunteers were treated to a thank you party with the leftovers. A ladies game night has been established and is set for every third Thursday of the month. Nothing else is planned until Halloween.

G. Communications: Leslie stated that we are currently looking for a co-editor for the *Caller* and someone to take over the website.

H. Compliance:

1. Low hanging trees in both common area and homeowner properties need to be trimmed up over the street and sidewalks in several locations. Leslie is working on a plan to coordinate this work with homeowners to reduce costs for both the HOA & homeowners.

2. Leslie is still working on the letter to 5303 SSIC regarding not completing the landscaping that was part of his remodeling project as required by the ECC.

3. Regarding 5408 SSIC, residents are continuing to call the City to report health and safety violations at this residence. A letter is being drafted citing the violations and action required by the Association. A final decision on action has not been made.

I. Kayak

1. There are 15 names on the waiting lists for a 1st boat and for a 2nd boat.
2. There was a theft on either 8/11 or 12 and a notice was sent to every member of Tait's Rack.
3. Having reviewed and considered the details offered in the bid, the Kayak/Canoe Committee voted to recommend the bid of \$4385.71 from GreenerSide for the soil erosion and drainage repair project needed in front of the boat racks. Waneen moved to accept the proposal. Leslie seconded, and all voted to approve the Committee's recommendation.

J. Fire Safety & Prevention: No report

IV. Financial: Jim reported as of 7/31/15 we had \$133.5K in the bank and the annual audit has been completed.

V. New Business

A. Champions' new rezoning application: Paul is reviewing filings. The Champions want to change the zoning and usage of a 45 acre tract located t the southwest corner of 360 and 2222.

B. Hardcopy directory: Discussed-no decision

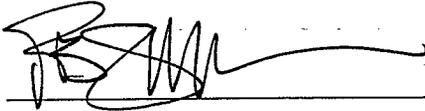
VI. Old Business

A. Runoff & erosion controls for kayak rack area – tabled (WS)

VII. Set next meeting date – September 15, 2015

VIII. Adjourn: Cathleen moved to adjourn. After a second from Paul, all voted to adjourn.

Approved: _____



Date: _____

9/15/15

or

Approved as Corrected: _____

Date: _____