

**COURTYARD HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
TUESDAY JULY 19, 2016  
6:30 p.m.  
OFFICE BLDG. @ Courtyard Dr. & NSIC**

- I. Call to Order: Leslie called the meeting to order. All board members were present except Doug. District 10 council member Sheri Gallo attended the meeting. Marilyn Childress, Association Manager for Goodwin Management was also present.
- II. Approval of June 21, 2016 meeting minutes: Paul moved to accept the minutes as presented, Waneen seconded and all voted to approve the minutes.
- III. Committee Reports
- A. ECC: No report
  - B. Community Park: The plan to replace the timbers around the playscape is still in progress. In addition, the mulch will have to be built up to a depth of 9 inches. Terry requested that the Board consider a line item for Park Maintenance in the 2017 Budget.
  - C. Landscape /Decorating: No report
  - D. Security: The lock on the restroom door was replaced. The committee is trying to locate the owner of a golf cart that was involved in setting off fireworks on July 4<sup>th</sup>.
  - E. Welcome: Denise reported there are no new items of note for the Welcome Committee. The turnover of new neighbors has slowed down. There are a few new neighbors from last month still pending.
  - F. Social: Joany reported that July 4th was a huge success. She was very pleased to have so much help. There were about 125 people in attendance.
  - G. Communications: The committee needs a helper or replacement for Jane.
  - H. Compliance: Leslie is working to get homeowners to trim trees and bushes by the end of July, or will give them the option of having the Association do the work and charge them for it.
  - I. Kayak: For 2017 the committee will return to the previous process for renewing leases. The plans for insurance for the future are being investigated. Waneen moved to purchase a picnic table for the Kayak area for \$900. After a 2<sup>nd</sup> from Leslie, the motion passed.
  - J. Fire Safety & Prevention: Jim Carolan provided minutes from the July 12 committee meeting. The next meeting will be July 30.
- V. Financial – revisions and updating of budget expenses: Jim reported that as of 6/30/16 there was about \$99,000 in the bank. Lien notices have been filed on 5 homeowners on past due HOA fees. In addition, 4 homeowners owe full dues and 3 homeowners owe partial dues.
- VI. New Business: Sherri Gallo and the Board discussed the recurring flooding on Bull Creek and a proactive approach with the City to mitigate future property damage.
- VII. Old Business/Pending Activities
- A. Property information link for realtors and buyers
  - B. Flood debris clean-up
  - C. Recycling container for Park: Tabled until there is more information. What would the porter service prefer and where?
- VIII. Set next meeting date – August 16, 2016
- IX. Adjournment: Cathleen moved to adjourn, Waneen seconded, and after approval from all, the meeting was adjourned.

Approved:  
or



Date:

9/20/16

Approved as Corrected: \_\_\_\_\_

Date: \_\_\_\_\_