

COURTYARD HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES
TUESDAY, FEBRUARY 20, 2018
6:30 p.m.
OFFICE BLDG. @ Courtyard Dr. & NSIC

- I. Call to Order: All Board members were present. Marilyn Childress, Association Manager for Goodwin Management was also present.
- II. Election of 2018 Officers: Paul moved to nominate the following officers:

President: Leslie Craven

Vice President: Paul Siegel

Secretary: Denise Hogan

Treasurer: Jim Lloyd

Waneen provided a second to the motion and all voted to approve.

- III. Approval of November 13, 2017 meeting minutes: Denise moved to accept the minutes as presented, Doug seconded and all voted to approve the minutes as submitted.

IV. Committee Reports

- A. ECC: Janet Wright submitted a written report and it is part of the minutes.
- B. Community Park: Volunteer Day is scheduled for 3/24. The main goal is to work on the pathways and get the park looking good for Easter Weekend.
- C. Landscape /Decorating: No report
- D. Security: No report
- E. Welcome: Jim Carolan submitted a report and it is part of the minutes
- F. Social: Joany reported that he Easter Egg Hunt is scheduled for Saturday March 31 and volunteers are needed to help decorate the Park and stuff eggs. She also announced that she cannot continue to run the May Garage Sale after this year, and we will need to find another chairman for this event.
- G. Communications: Caller editor, Jane Gibson, is going to contact Matt Halstead about getting him trained to assist her with editor's work. Leslie is renewing Dot Hosting's services that support our website.
- H. Compliance:
 - 1. Bill Meredith will be assisting Leslie with compliance work.
 - 2. Political sign violation: An email was sent on January 25 explaining applicable Declaration rules and state law and asking that resident remove two signs. The signs have not been removed as of date of this report. Next step is to send formal written letter requesting signs be removed. Leslie plans to send a letter but Denise volunteered to call them first to see if they received the first email.
- I. Kayak: Fred Wahler's report stated that a kayak rack workday may be done in conjunction with the park clean up day.
- J. Fire Safety & Prevention: Report provided by Jim Carolan and is part of

minutes.

- K. Governmental Liaison: Paul will no longer be the point person. Henry is going to contact Bruce Byron about left-turn signal timing problems at 360/Courtyard light.

- IV. Financial: Jim reported that as of 1/31/18, we had \$156,726. There were 44 residents delinquent and past due on their 2018 dues. We will proceed with setting up a specific Reserve Account.

V. New Business

- A. Sub-leasing of private dock slips to non-Courtyard homeowners: a suggestion was made to form a committee and look into the issue.
B. Signage for direction to the Swim and Tennis Club: Paul moved to allow the Swim and Tennis Club to put a direction sign on Courtyard Dr. After a second from Doug, all voted to approve.
C. Benches: Paul will look into the addition of benches in the community that can be donated by residents. He will report at the next meeting.

VI. Old Business

- A. Hotel proposal for SE corner of 360 & 2222 – update: Pending
B. Use of electronic documents for recordkeeping : Pending
C. Champion Tract 3/"White Knight" update: The developer's project received final approvals from the City Council on March 15 and construction of the apartment complex can move forward. However, the developer entered into an option/sale agreement with Jonathan Coon, who owns 145 acres near Tract 3. Coon has until Sept 1, 2018 to complete his own development plans and finalize the sale or the developer will proceed with his original plan.

- VII. Set next meeting date: March 20, 2018

- VIII. Adjournment: _____ moved to adjourn, _____ seconded, and after approval from all, the meeting was adjourned

Approved: _____

or

Approved as Corrected: _____ Date: _____

Date: _____