

The Courtyard Homeowners Association, Inc.
Minutes of the Annual Meeting of the Membership
Sunday, January 28, 2018 – 6:00 p.m.
Courtyard Office Building

I. Call to Order and establishment of quorum

Paul Siegel acted as Chair in President Leslie Craven's absence. He announced that, pursuant to the HOA Bylaws, Art. III, Sect. 4, the required percentage of the members were present, either physically or by proxy, and that the quorum requirement had been met, and he called the meeting to order at 6:03 PM.

II. Introduction of the Board of Directors

Paul introduced the Board Members present at the meeting: Waneen Spirduso, Henry Mistrot, Doug Richards, Denise Hogan, and Jim Lloyd.

III. Approval of the Minutes of the January 29, 2017 Annual Meeting

Betty Boon moved to accept the January 29, 2017 Annual Meeting Minutes, Cathleen Barrett seconded the motion, the motion was approved and the Board ratified the minutes.

IV. State of the Association report

Reporting in Leslie's absence, Paul welcomed the members and thanked Goodwin Property Manager Marilyn Childress, Committee Chairs, the Board and all volunteers for their hard work and efforts on behalf of the Courtyard community. He stated that the HOA is well run by a group of dedicated volunteers, is responsive to neighbors' concerns, and maintains communication via the website, newsletter, and the Nextdoor social group. The finances are maintained by Jim Lloyd and Marilyn, with details in Jim's report, below.

The main sources of expenditures consist of the following:

- Maintenance of Courtyard Park.
- General Maintenance of 30+ year old community with expected and unexpected expenses, such as gate, electrical and irrigation repairs.
- Firewise Community needs.
- Pond work, as needed and after strong seasonal events such as hurricanes or floods.

Paul also gave an update on the proposed project concerning a hotel at the southeastern corner of 2222/360. In October 2017, at the regular HOA Board meeting, one of the project developers presented the preliminary plans to build the hotel complex. Of concern to the Courtyard community are the potential noise, traffic, and light intrusion. In response to an application for the hotel project filed by the developers, the City staff issued a long list of questions and requirements for the developers to address. The developers are required to respond to these issues by August 23, 2018. One major concern is on-site parking. The project is currently dormant, but it is expected to revive mid-summer. It is important to realize that construction of a strip shopping center on the site was previously approved by the City in 2005.

Paul closed his comments by stating that the Courtyard continues to be a very desirable place to live, including but not limited to our Community Park, Bull Creek, and the tennis and swim club. Houses sell easily and home values remain high. The Courtyard is friendly, welcoming, with a true sense of community.

V. Financial Report – Treasurer

Jim Lloyd compared the 2017 Budget to the 2018 budget, explained the capital reserve account and the reduced contributions to it, and reviewed the 2018 budget.

VI. Election of two directors for three-year terms

The Nominating Committee presented two candidates for Board positions: Paul Siegel and Waneen Spirduso. No other nominations were made from the floor.

Waneen addressed the assembly by expressing gratitude that she is able to serve the community in which she has lived for 30 years. She affirmed her desire and goal to be of service to the community in her position as a Board Member.

Paul also addressed the assembly, thanking them for the opportunity to serve the community in which he has lived for 7 years.

Bruce Byron moved to approve the nominees by unanimous acclamation, Doug Richards seconded, and the motion was carried to confirm Waneen and Paul for another term as Board Members.

Doug Richards was announced as the Nominating Committee chairman for 2019 Board elections.

VII. Committee Chair Reports

A. Environmental Control (ECC)

Janet Wright gave the ECC Report. Currently, the ECC has a rotating chairmanship, in which the chair serves for approximately 3 months. The members are Janet Wright, Diana Apgar, Henry Mistrot, Jim Lloyd, Betty Boon, and Winston Cundiff.

The ECC has handled 39 requests in 2017, including items such as solar panels, tree cutting, decks, siding, and rainwater storage. Janet reminded the assembly that any exterior work requires advance approval.

B. Community Park

Terry Edwards reported that the Park Committee holds two "Volunteer Day" events per year, one each in the spring and fall. The work on those days are projects for improving the park or park equipment. Terry explained that much of the tree work that goes on in the park comes under the purview of the Firewise Committee.

This year's projects include improving the pathways in the wooded areas. Terry suggested a Spring Volunteer Day of March 24, but will confirm and send notice to the community later. Generally, the Spring Volunteer Day is held in advance of the Easter holiday weekend. Terry reminded the assembly that the park can be reserved for parties using the form on the website.

C. Landscape and Decorating

Ed Uekert thanked Marilyn for support in maintaining systems (irrigation & landscaping).

Ann Oppenlander asked whether benches could be placed around the subdivision; she talked to the sub-HOAs, and said they are willing to pitch in some money for benches.

D. Security

Jim Lloyd documented the following criminal activity in 2017: auto theft, burglary of non-residence, vehicle burglary, family disturbance. He stated it was fairly light activity for the year.

Jim advised the community to lock cars at all times. He also talked about mailbox theft (the community mailbox on Parade Ridge was broken into twice). He said if residents wanted to install security cameras at their homes, they could point the cameras toward the street as long as they don't point toward a neighbor's window. Installation of LPR (license plate recognition) cameras was previously considered by the Board, but the \$10K initial investment plus monthly maintenance costs was deemed too expensive. Jim stated that while the HOA cannot put up fake cameras, Ring doorbells, or similar doorbells with cameras, could be installed by homeowners; these allow homeowners to record video that can be posted to the community if intruders or suspicious individuals have been seen.

E. Welcome

In Jim Carolan's absence, Paul reported that the Welcome Committee's efforts to welcome new neighbors are ongoing.

F. Social

Joany Price reported that the Social Committee had successful events in 2017 and new volunteers are always welcome. The Board called for a round of applause for Joany for all she does to make our community a great place to live.

G. Communications

In Leslie's absence, Paul reported that he and Leslie handle communications to the neighborhood through e-mails, the newsletter, the Courtyard HOA website and Nextdoor. Special thanks were given to Jane Gibson and Matt Halstead for their work on the Courtyard newsletter, which is mailed monthly to each resident.

H. Compliance

Paul reported that Bill Meredith has recently joined Leslie on this committee. Bill will assist Leslie in handling compliance issues as they arise. Paul stated that Leslie reminds everyone: DO NOT GIVE OUT THE GATE CODE. The code is not given out to realtors (except realtors who live here).

I. Kayak

In Fred Wahler's absence, Paul stated that if any community members had questions about the Kayak Rack, they are welcome to connect with Fred.

J. Fire Safety

In Jim Carolan's absence, Paul reported that the efforts of the Fire Safety Committee are ongoing.

Paul closed the committee reports by thanking everyone who serves on a committee and inviting all community members to volunteer for committees as a way to preserve and beautify our community and meet neighbors.

VIII. New Business

Paul asked if there was any new business from the floor.

Bruce Byron, Project Manager with the Texas Department of Transportation (TxDOT) and our neighbor in the Courtyard, asked if we would like an update on the current 360/Courtyard area status. He reported about the Feasibility Study for the "flyover" improvements to Loop 360 at Westlake Drive, Spicewood Springs, Courtyard Drive, and at 2222. He reported that the issues are complex, including design, timing, and elevations. Included in his presentation were the following items:

- TxDOT's desire to minimize the elevations' visual intrusion and noise.
- The difficulty of going through the "cuts".
- That the ultimate design is 6 lanes (additional 2 lanes).
- That the objective is to get rid of traffic lights on 360 leading up to 183.
- That there will be a bridge at Courtyard Drive over 360, and intersection improvements to eliminate grade crossings for the purpose of improving safety.
- That TxDOT will be coming to HOAs and communities in an attempt to create a "least-worst" solution that does the best for the most.
- That the improvements are partially funded by the City of Austin.
- That the improvements won't take care of the traffic backup problem at 360 and 183.

Doug Richards suggested that it is time to change the gate code again.

Clair Weenig asked whether we have a quorum present; Marilyn Childress affirmed that we do.

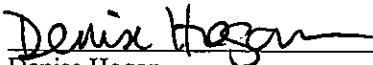
Bob Mays commented that "it seems we are buying a right to the park and therefore we should let prospective buyers see the park." (in reference to the question of gate codes and whether the code should be given to prospective homebuyers' realtors). Joany Price responded that she thinks most Courtyard home sellers tell their agent the code.

LeFayne Hodde, owner of the Courtyard tennis club, asked permission to put up signs to direct EMS to Tennis Club (was a problem at a Holiday party when someone needed medical attention), and she said she will pay for it if approved. In support of this statement, Clair Weenig mentioned that the postal service always delivers items for Courtyard Tennis Club to his house (same number as the CY Tennis Club) – the address confusion is a problem. Paul advised that we would need approval from the Courtyard HOA Board for signage on Courtyard Drive, and applicable sub-HOA Board approval for signage on Scout Island Circle North, and that he will bring this topic to the Board for consideration.

IX. Adjourn

There being no further business, Bruce Byron moved the meeting be adjourned; Joany Price seconded the motion, and the motion carried. The meeting was adjourned at 7:07PM.

Recorded and submitted by:



Denise Hogan

Courtyard HOA Board of Directors