

The Courtyard Homeowners Association, Inc.
MINUTES for Annual Meeting of the Membership
Sunday, January 26, 2020 – 6:00 p.m.
Courtyard Office Building

I. Call to Order and establishment of quorum

President Denise Hogan called the meeting to order at 6PM. She announced a quorum had been met.

II. Approval of the Minutes of the January 27, 2019 Annual Meeting

Paul Siegel moved to approve the minutes and Konavis Smith seconded.

III. Introduction of the Board of Directors.

President Denise Hogan introduced the Board of Directors: Vice President, Paul Siegel; Treasurer, Jim Lloyd; Secretary, Waneen Spirduso; Board Members Kathrine Hodges, Henry Mistrot, and Janet Wright.

IV. Introduction of Committee Chairs

A. Environmental Control (ECC) - Janet Wright

During 2019 45 proposals were submitted, including changes in roofs, landscaping, and tree removals.

B. Community Park - Terry Edwards

Committee Member is Steve Bosak and Arthur Wright

C. Landscape Committee - Ed Ueckert

Committee members are Jan Ueckert, Lewis Price, and Joany Price

D. Security - Jim Lloyd

Auto thefts have increased 30% in Austin, and one of the problems is that the Austin police force is understaffed. Our security cameras are picking up license plates of vehicles that have been involved in stealing cars in the Courtyard, but we have discovered that the vehicles used by car thieves have stolen license plates, which has eliminated our ability to act quickly. We are re-evaluating the need for our two license plate reading cameras. There have been very few thefts in the Courtyard compared to the rest of Austin.

E. Welcome Committee – Erik Maye - (transition of Chair from Jim Carolyn)

Committee members are Joany Price and Carolyn Brakhage

F. Social and Decorating Committee - Joany Price

2019 was a wonderful year for our four social events: Easter Egg Hunt, July 4th picnic, Halloween pre-trick-or-treat pizza party, and the Christmas party. Attendance at all events were at all-time highs. Volunteers were extremely appreciated and are always welcome. Two other events are the monthly Ladies Bunco meetings, and the monthly Men's Poker Game.

G. Communications - Caller Editor Jen Harold; Email Matt Halstead; Webmaster Paul Siegel

H. Compliance - Katherine Hodges

I. Kayak - Fred Wahlers

Committee Members are Rob Nance, Waneen Spirduso, and Ellen Wahlers

J. Fire Safety – Richard Stelzner - (transition of Chair from Jim Carolan)
Richard Stelzner has been a resident of the Courtyard for four years. He worked with Jim Carolan in training for this committee and appointed Konavis Smith to be a committee member.

K. Thank you to Jim Carolan (Welcome and Fire Safety Committees)
Jim could not be in attendance. Denise praised his work on both of these committees and expressed the Board's great appreciation.

L. Nominating Committee for 2020 Elections – Waneen Spirduso

V. Recognition of Leslie Craven, Outgoing President

Denise and Paul presented Leslie with a beautifully framed print of the Pennybacker Bridge and hillside cliffs of our community as a token of the Board's and the members' appreciation for her dedicated work over the years. Leslie was a Board member for 13 years, including 10 years as President.

VI. State of the Association, Review of 2019

Denise indicated that thanks to our Board of Directors and the hard work of committee chairs, their members, and volunteers participating in our community activities, the Courtyard continues to be a wonderful place to live. We are well supported by Goodwin Management, represented by Marilyn Childress, who has been working with us closely for 21 years. The main areas of community expenditures are: 1) park maintenance; 2) Bull Creek pond maintenance; 3) tree maintenance and fuel mitigation in all common areas to maintain our designation as a Firewise Community; and 4) maintenance of infrastructure (e.g. park gate, park bathroom, lighting systems, irrigation systems, parking surfaces, and entrance signs).

We have dealt with security issues by placing cameras at the entrance and exit of the Courtyard, by changing the passwords for the park and the Courtyard website, and by strongly encouraging all residents to protect the passwords by not giving them to anyone who does not live in our community.

VII. Financial Report

Jim Lloyd referred to the budget report that was distributed to the members and briefly went over each page of the budget. He pointed out that Courtyard has one of the lowest HOA annual fees in Austin. Comparing years from 2016 to present, we also have one of the lowest average annual fee increases. We are in sound financial shape, and our expenditures have considerably improved the community.

VIII. Election of three directors for three-year terms

A. 2020 Nominating Committee presents three candidates for these positions:

1. Denise Hogan
2. Jim Lloyd
3. Janet Wright

B. Nominations from the floor – None.

C. Remarks from candidates

The candidates each made very short remarks indicating that they enjoy serving and will continue to do their best to enhance the community.

D. Voting, tabulation of votes, and announce results

Leslie Craven moved to accept all three candidates by acclamation, and Konavis Smith seconded the motion. It passed unanimously.

IX. New Business

A. Special Guest: Austin City Council Member Alison Alter

Austin City Council member Alter encouraged Courtyard members to sign up for her e-newsletter in which she reports on Council and City actions, and provides her goals from a District 10 perspective.

She then detailed her focus on wildfire mitigation, public safety, environment, leasing vs owning City properties, increases in taxes, and Code Next.

Questions from CHA members:

What about Code Next? Alter voted no on this and has put forward amendments to make sure that areas that are green in places like the Courtyard keep their open spaces. For now, PUDS will be left as they are.

Is there concern about the Courtyard community having only 1 exit (re fire risk)? Denise answered that after the reconstruction of the 360-2222 we will still have two exits. Paul reminded that we also have Bull Creek into which we could evacuate.

Council member Alter finished by saying that she has been working hard and a lot of things are coming together. She greatly appreciates the cooperation of our Board and our community.

B. Denise then opened a resident forum: 20 minutes max, limit three minutes per speaker. Calls for action to be placed on Agenda as New Business for next regular Board meeting Feb. 18 at 6:30PM.

Question: Do we plan to mitigate the illegal parking situation at our entrance that occurs during the professional golf tournament in the spring? Yes, plans are already in motion. Paul has talked to golf tournament officials and the City. The *No Parking-Towing* signs will extend farther up Courtyard Drive and onto Scout Island Circle North, and will be enforced more often. Residents who live in that area can get a parking permit to display.

What about open mailboxes that have been occurring frequently? Alter's staff member, Melissa, who was in attendance indicated that this offense is way down the priority list for the police. However, we should call 311 and report them, and also keep a community tally of the number of calls that are made. We should also give these tallies to Council Member Alter and her staff.

How can we report suspicious behaviors and get a quicker response. Melissa's answer: "This is a tough sell." The police are short-handed and are responding to higher level crimes first. Melissa indicated that we still we need to report these problems to her office.

X. Old Business

A. Update -TxDOT plan for remodel of 360/Courtyard Dr. & 2222 intersections

Bruce Byron was unable to attend this meeting, but Denise summarized his written report. This project is still under development and is expected to begin in approximately two years. At this point in time, the reconstruction of the Courtyard intersection includes: 1) removing the traffic signal on the Loop 360 main lanes at Courtyard Drive and adding an overpass; 2) reconfiguring Loop 360 at RM2222 to a diverging diamond intersection.

B. Update – Hotel plan for SE corner of 360 & 2222 (Champion’s Tract 4)

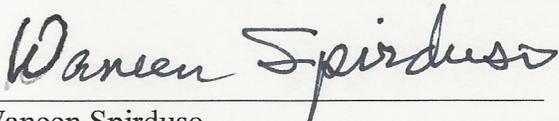
Denise summarized the Board’s meetings with the developers of the proposed hotel, the Shepherd Mountain HOA and the Lake Austin Collective, as well as Council Member Alter’s Chief of Staff Kurt Cadena-Mitchell. Their efforts are to ensure that the hotel is a reasonable size, does not negatively affect the Courtyard in any substantial way, does not greatly increase the traffic patterns and parking problems, and adheres to environmental requirements. The Board is following this issue closely.

XI. Next regular Board meeting: February 18, 2020, 6:30pm

XII. Adjourn

Having concluded all business, at approximately 8:10pm, Cliff Walker moved to adjourn, the motion was seconded by several people, and passed unanimously.

Recorded and submitted by:



Waneen Spirduso
Courtyard HOA Secretary