

COURTYARD HOMEOWNERS ASSOCIATION BOARD MEETING Minutes

TUESDAY, December 15, 2020

6:30 p.m. to 8:00PM

VIA ZOOM

- I. Call to Order: All Board members were present, as follows: Denise Hogan, Jim Lloyd, Janet Wright, Waneen Spirduso, Konavis Smith and Henry Mistrot. Marilyn Childress, Association Manager for Goodwin Management, was also present.
- II. Approval of October 13, 2020 meeting minutes
 - A. Adoption into minutes: HOA Board email votes since October 13
ECC Guidelines (Revision), December 11, 2020
Henry moved to accept the minutes as presented with inclusion into the minutes of the email Board vote to approve the ECC Guidelines (Revision), December 11, 2020.
After a second by Konavis all board members voted to approve the minutes.
- III. Committee Reports
 - A. ECC: Janet Wright provided a written report
 - B. Community Park: Terry Edwards provided a written report
 - C. Landscape /Decorating: Ed reported Common area 4 has been cleaned up and it looks great. And it will now be maintained twice a year. In Common area 53 a cleanup effort is also under way. Additionally, some of the ball moss is being removed. Daniel Salas is really doing a great job! Phil Grimley will be out to repair a couple of broken pipes and replace the controller on the north entrance that lightening blew up. Thank you to Joany Price for the Christmas decorations on the south entrance!
 - D. Security: Jim reported 1 burglary of vehicle on Scout Island Circle South on 11/27/20. We had stolen tools on Scout Island Circle North on 12/8/20. Flock Security (our security cameras) has recently made an agreement with Travis County Sheriff's Office to share in real time our camera data. They are currently negotiating with Austin Police Department.
 - E. Welcome: Eric Maye reported we sent out 6 new welcome packets for new residents. We continue to update the Courtyard Directory for new residents and update contact info for residents. We have been coordinating with Matt and Tessa Halstead to see if the website/directory can be updated per our needs. Carolyn Brakhage has been dedicating her time to contact new residents and write up a short article for the Courtyard Caller welcoming new residents to the neighborhood. It's been a fun feature - thank you Carolyn!
 - F. Social: Joany reported that the Social Committee has nothing to report. We are still laying low due to Covid. Hopeful that springtime will bring lots of activities.
 - G. Communications: No report. Matt Halstead stated he is working towards updates for the Website Directory software.
 - H. Compliance: John Darmanin presented a written report. He also added that the City of Austin requires all owners to clean up the leaves from the street in the front of their home so they do not go into the drains.
 - I. Kayak: Fred Wahlers sent a report. Waneen gave an oral report that we had an excellent turn out for the Park and Kayak Rack clean up in October – the best ever. We were able to get many rack lease holders prior to and during clean-up to clean their boats which is now part of the lease agreement.
We also completed a thorough cleaning of the security fencing and the tack grounds area.
We have need for a few items for the rack area if budget allows:
Two or three step units to assist those with boats on the upper levels of the rack.
2 folding units for rack holders to use to hold their boats and flush it off after use.
Possible other items under discussion.
We are presently full in the rack with 10 people on the Wait List.

- J. Fire Safety & Prevention: Richard Stelzner reported he attended the Firewise Association Third Quarter Zoom Meeting as a representative of the Courtyard Community, which has been the format and practice since April. Attended a zoom webinar hosted by the National Fire Prevention Association: a) highlighting their international outreach program with presentations by representatives in Spain; b) Austin Fire Department Wildfire Division activities to understand and implement the City Council approved WUI Code; and c) Council Member Alison Alter's activities with local and county authorities to encourage a focus on Wildland Urban Interface (WUI) fire threats.

The major activity for the past several months has been the completion and submission of the annual Firewise Association Renewal Application. The application was reviewed and approved by the National Firewise Association which has certified The Courtyard Community in good standing for 2021.

- K. Area Development & Governmental Liaison: Denise sent a written report. An agreement has been reached on the Champions land for the hotel. She presented an update from TXDOT on the Loop 360 intersection exchanges but due funding changes because of COVID, any construction will probably be delayed until 2023. The Booth property is proposed to be converted to a public use area upon the death of David Booth but we expect there will be little or no impact on The Courtyard; we are working with the Booth representative as part of the site plan process.

- IV. Financial: Jim reported that as of 11/30/20 bank account balance is \$176,006.38. We have 1 resident with unpaid 2020 fees

V. New Business

A. Procedure for Members to Vote by Absentee Ballot for 2 Board positions whose terms expire January 2021. A call for candidates will be mailed out to all owners as well as eblasted next week. In early January a ballot will be sent out to all owners with the voting to close before the Annual Meeting.

VI. Old Business

- A. Enforcement Policy & Fine Schedule – pending
- B. Board Appointment of new member to fill Katherine Hodge's remaining term-pending
- C. CONA membership – pending

VII. Neighbor Questions (Strict Time limit of no more than 15 minutes TOTAL)

The Board listened to and answered questions from neighbors on the call.

VIII. Set next meeting date (s):

Annual Meeting, January 31, 2021 from 6 PM – 8PM
Board Meeting, February 16, 2021 from 6:30 – 8PM

- IX. Adjournment: Konavis moved to adjourn, Waneen seconded, and after approval from all, the meeting was adjourned at 7:43PM.

Approved: Dawsette Hagan, Pres.

Date: 3/17/21