

**The Courtyard Homeowners Association, Inc.**  
**Minutes for Annual Meeting of the Membership**  
**Sunday, January 27, 2019 – 6:00 p.m.**  
**Courtyard Office Building**

**I. Call to Order and Establishment of Quorum**

HOA President Leslie Craven called meeting to order at 6PM. She announced a quorum had been met.

**II. Introduction of the Board of Directors**

Leslie introduced all Board members, except Henry Mistrot, who was not present. The following Board members were present: Paul Siegel, Vice President, Jim Lloyd, Treasurer, Denise Hogan, Secretary, Janet Wright, and Waneen Spirduso.

**III. Approval of the Minutes of the January 28, 2018 Annual Meeting**

Neil G moved to approve the minutes; Phillip Smart seconded. There was unanimous approval from the assembly.

**IV. State of the Association Report**

Leslie reported that we're in good shape! 3 things that need attention:

1. Proposed hotel on Champions Tract 4, SE corner of 2222/360. Overview. Details to follow under old business.
2. Security issues. Plans being considered by Board. Jim to give details below.
3. TxDOT's plans for changes to the intersections on 360; final plans have been devised. There will be an open house for Courtyard on Feb. 7, 6:30-8:30. Bruce Byron, our neighbor and TxDOT's representative and his team, will present the plans to the neighborhood. There will also be a community-wide meeting March 7 at Riverbend Church.

Why are we in good shape? We are well-managed with the assistance of Goodwin Management and Marilyn Childress; we have a good and active Board and committee chairpersons & members. Our finances are carefully maintained and accounted for, and we have good procedures in place for getting bids. Jim has improved the format of reports to make them easier to read and understand. The Courtyard is a very desirable place to live, with an outstanding park, tennis and swim club, lots of places for recreational walking, and a stellar fire safety program with a Firewise Community designation thanks to Jim Carolan. Houses sell easily and home value remain high.

Accomplishments in 2018:

- Completed Fire Safety work in the north cliff area.
- Removed dead trees and debris from the Park, as per our 5-6 year program.
- Added four park benches, which were paid for by donations of residents.

Goals for 2019:

- Add granite paths in Park. Focus less on mulch paths, which can float away into Bull Creek with the more frequent big storms.
- Maintain aging irrigation system and upgrade where needed.
- Maintain lighting systems.
- Repair stacked stone walls at entrance.

Area Development:

- Camelback PUD was approved and plans are underway. Phase one moves the scenic overlook up into the development and off the west shoulder of 360.
- Senior Living Facility, located along City Park Road, "Champions Tract 3", will be constructed instead of a much larger apartment complex. The facility will include assisted living and memory care units.

-Champions Tract 4, at the SE corner of 2222 & 360, is in process of being developed, report to be given by Denise Hogan.

Call for volunteers for Board; contact Nominating Committee chair Waneen Spirduso.

## **V. Financial Report – Treasurer**

Jim Lloyd reviewed the 2018 budget and explained the projected 2019 budget. All residents in attendance had copies of the reports to review as Jim explained the budgets and work that was done in the neighborhood.

Jim explained the capital reserve account, and the Board's goal to keep the reserve at about \$120K.

## **VI. Election of Two Directors for Three Year Terms**

- A. 2019 Nominating Committee presents two candidates for these positions
  - 1. Leslie Craven
  - 2. Henry Mistrot (not present)
- B. Nominations from the floor – None
- C. Remarks from candidates -- None
- D. Vote, tabulation of votes, and announcement of results

Bruce Byron moved to approve nominations by unanimous acclamation; Paul seconded; there was unanimous approval from the membership.

- E. Announcing Nominating Committee for 2020 elections: Waneen Spirduso, Chairperson.

## **VII. Introduction of Committee Chairs**

- A. Environmental Control (ECC) – Janet Wright
- B. Community Park - Terry Edwards
- C. Landscape and Decorating - Ed Ueckert
- D. Security - Jim Lloyd
- E. Welcome – Jim Carolan (not present)
- F. Social - Joany Price
- G. Communications - Leslie Craven; newsletter content and Jane Gibson newsletter editor; broadcast email for significant news; website directory is Leslie; website updates Paul. Terry Edwards stated that residents should have their updated email on the website directory because email is the way we communicate gate/directory code changes.
- H. Compliance - Leslie & Bill Meredith
- I. Kayak – Fred Wahlers (not present): There are presently three empty slots and no one on waiting list. Paul Siegel explained that the kayak and boat slip rental are for owners only OR the owner's renter, but NOT BOTH.

Fire Safety - Jim Carolan (not present): Leslie described the work of the Fire Safety committee.

## **VIII. New Business**

- A. Improved security options:  
Jim Lloyd stated that in 2018, there were 3 burglaries of residences; 4 burglaries of cars; 1 car theft, mailbox burglaries, and 6 to 8 other minor items ... about the same as 2017. These all may be caused by the increase in the number of people visiting the scenic 360 overlook (but we aren't certain about that).

We are getting bids for the installation of license plate recognition cameras at both community entrances. Protection One is bidding on a Courtyard owned system that includes 3 cameras, 1 located at each entrance to neighborhood, and 1 at the boat storage area. This system is estimated to cost around \$24,000, plus monthly maintenance cost. Another bid from Flock Safety will be for a leased system with a monthly cost of \$2,000 per camera per year, which includes maintenance and upgrades, for total cost of \$8K per year for coverage by 2 cameras at each entrance, but not

the boat storage area. The Board will evaluate which system is best after the bids and information has been received.

**B. New basketball setup in Park**

Brian Hammes wants a new basketball hoop in the park. After discussion about the merits, Leslie tabled the topic for further discussion at the next regular Board meeting to give time to determine how many residents want a new backboard, the estimated costs for this, and whether to move the backboard's location.

**C. Dogs in the Community Park**

Ann Oppenlander opened the topic of off-leash dogs in the park. The question of two possible solutions was discussed: hours at the Park for off-leash dogs, or creating an off-leash dog-park. Terry Edwards stated that we don't have any area large enough in the Park for a dog run. The only area available is too small. Leslie stated that there are a lot of problems and issues; will keep this an open issue to determine neighborhood interest.

**IX. Old Business**

- A.** Update – Hotel plan for SE corner of 360 & 2222 (Champion's Tract 4). Denise Hogan gave an update on the development of this proposed hotel project, stating that the Board is actively and vigorously involved with all key stakeholders to negotiate for the best possible outcome.

**X. Adjourn**

Having concluded all business, at approximately 8 PM Paul Siegel moved to adjourn; the motion was seconded by Gary Doucha, and passed unanimously.

Recorded and submitted by:

---

Denise Hogan  
Courtyard HOA Secretary