

COURTYARD HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES

TUESDAY, September 24, 2019

6:30 p.m. to 8 pm

OFFICE BLDG. @ Courtyard Dr. & NSIC

- I. Call to Order: All seven Board members were present, as follows: Leslie Craven, Paul Siegel, Jim Lloyd, Denise Hogan, Waneen Spirduso, Janet Wright, and Henry Mistrot. Marilyn Childress, Association Manager for Goodwin Management was also present.
- II. Approval of August 20, 2019 meeting minutes: Paul moved to accept the minutes as presented, Denise seconded, and all voted to approve the minutes as submitted.
- III. Committee Reports:
 - A. ECC: Janet Wright presented a written report that is part of the meeting minutes.
 - B. Community Park: Terry Edwards advised the fall park volunteer day is set for November 2, 2019 from 9AM to Noon. Notices of this event will be placed in the Caller newsletter, on Next Door, and sent to residents using Courtyard's broadcast email system. The week prior to volunteer day, Terry will put signs at the community entrance and exit to remind residents of the upcoming volunteer day.

The mulch in the playscape area will be replaced with approved "Kiddie Cushion" mulch that is made specifically for playgrounds. Volunteers will also canvas the "forest" area and haul out debris that has fallen to the ground and pile it up for later haul off.
 - C. Landscape /Decorating: No report. Denise asked whether we have found anyone to decorate the Courtyard entrance this year in the upcoming holiday season. Ed & Jan Uekert have offered to help new volunteers take over this function. We will place a notice in the Caller for volunteers.
 - D. Security: Jim reported many neighborhood mailboxes were opened on 9/9/19 around 1am. The new LPR cameras captured a plate coming into the neighborhood about 10 minutes before, and another camera caught the vehicle occupant opening a mailbox. The incident has been reported to the USPS Inspection department for investigation.
 - E. Welcome Committee: No report
 - F. Social: No report. Denise did add that the Bunko group, which meets the 3rd Thursday of the month, was off to a good start. Terry Edwards reported on Men's Poker night, which is held every 4th Thursday of the month. We will place a notice in the Caller to remind residents of these social opportunities.
 - G. Communications: No report
 - H. Compliance: The chickens and chicken coop have been removed.

- I. Kayak: Fred Wahlers presented a written report.
 - J. Fire Safety & Prevention: No report.
 - K. Governmental Liaison: See New Business.
- IV. Financial: Jim Lloyd reported that as of 8/31/19 we had \$185,410.83 in the bank. There are 2 delinquencies in HOA dues owed totaling \$885.00. Jim received a bid of \$1,850 from a 3rd party to evaluate our capital assets.
- A. 2020 Budget: Leslie moved to not increase the dues for 2020. Six Directors voted not to raise the dues and one board member abstained. Leslie charged the board to review the proposed 2020 budget to determine whether funds were available should the Courtyard decide to join the Coalition of Neighborhood Associations (CONA) in 2020.
 - B. Proposal for capital assets evaluation update: After discussing the \$1,850 bid to evaluate our capital assets, the Board decided not pursue the expenditure, but will review and update, as necessary, the current analysis.
- V. New Business:
- A. Swing set for park - Discussions were held concerning the proposed Park swing set. The Board suggested that neighbors be polled on interest, and if interested neighbors would fund the costs.
 - B. CONA membership – Denise reported that more information is needed on the details of joining CONA. The Board had a brief general discussion of the pros and cons of membership and the benefits we have received from CONA in the past and continue to receive on an ongoing basis.
 - C. Park maintenance crew-replacement: Raul Riojas has taken over the porter duties for the community park.
- VI. Old Business:
Tract 4- update: a ZAP hearing is scheduled for 10/15
- VII. Set next meeting date – October 16, 2019 (because of ZAP hearing)
- VIII. Adjournment: Leslie moved to adjourn, Waneen seconded, and after approval from all, the meeting was adjourned.

Approved:
or

Leslie C. Waneen

Date:

10-15-19

Approved as Corrected: _____

Date: _____