

COURTYARD HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES
TUESDAY, August 20, 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 May 21, 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 reported the committee has been very busy since the last report with 17 approvals. The committee is looking into determining guidelines for metal roofs.
 - B. Community Park: Terry gave an update on webworms in the pecan trees, bees, and coral snakes.
 - C. Landscape /Decorating: Ed sent an email reporting that Keith and his people, and Phil and his people, have been doing a good job. He will also soon be contacting an electrician for some lighting issues.
 - D. Security: The security cameras were readjusted and are capturing license plates better than before. Jim will be replacing the wheels on the gate at the boat storage area by the County Line, as budgeted.
 - E. Welcome Committee: No report
 - F. Social: Joany did not have anything to report but asked that everyone remember to RSVP to the Volunteer Appreciation Party on August 25.
 - G. Communications: Leslie reported that Jen Harold, our new Caller Editor, is doing a great job and is very proactive in getting good material for the Caller. It was suggested that when we ask Jen to put a gate code change notice in the Caller, we let residents know they need to update their online contact information with Leslie so they will receive the new gate code timely.
 - H. Compliance: Leslie has drafted a letter to send to the homeowner who has a chicken coop. She will send it to the Board for review before sending out. She also commented that Bill Meredith is doing a good job of sending letters about trashcan compliance and minor tree issues.
 - I. Kayak: Fred reports that the issue of the removal of a non-paying kayak storage has been resolved.

J Fire Safety & Prevention: No report; see New Business - Fire Ban below.

K. Governmental Liaison: Denise gave updates on two area projects: 1) the proposed hotel at Champions Tract 4 (in a holding pattern but expected to change very soon when the developer files to try to get the square footage limit changed); and 2) the change in the low water crossing at Spicewood Springs west of 360 (a plan for routing traffic during construction has been decided). She also asked the Board about attending meetings held by Development Services Division (DSD) regarding the proposed changes in Land Development Code.

IV. Financial: As of 7/31/19, we have \$186,624.97 in the bank. Three homeowners have not fully paid their dues. A lien is being placed on one homeowner's property.

V. New Business:

A. Fire Ban: There is a Citywide park Burn Ban in effect. Signs have been posted in the Park. The Firewise committee is looking into getting some permanent burn ban signs that can be utilized when there is a ban in effect.

B. 2018 Audit: There were several recommendations from our CPA regarding recommended procedures:

1. The Board will review the recommendations.
2. The Board will look into a reserve study.
3. The names of all Board members present at Board meetings will be stated in the minutes.
4. The expense reimbursement process will be reviewed.

VI. Old Business:

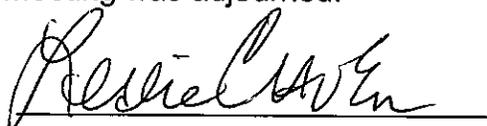
A. Tract 4 proposed hotel: Still under consideration by the City of Austin.

B. Landscape maintenance needed on Villas of Courtyard hill: pending

C. Business Restrictions in Residential Community: Pending

VII. Set next meeting date - September 24, 2019

VIII. Adjournment: Denise moved to adjourn, Paul seconded, and after approval from all, the meeting was adjourned.

Approved: 

Date: 9-24-19

or

Approved as Corrected: _____ Date: _____ a