

**COURTYARD HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES**  
**TUESDAY, March 16, 2021**  
**6:30 p.m. to 8:00PM**  
**VIA ZOOM**

- I. Call to Order
- II. Approval of December 15, 2020 meeting minutes  
(note: February 2021 Board meeting was cancelled due to loss of electricity from Winter Storm)  
All Board members were present, as follows: Denise Hogan, Konavis Smith, Jim Lloyd, Waneen Spirduso, Janet Wright, and Henry Mistrot. Marilyn Childress, Association Manager for Goodwin Management, was also present.
  - A. Adoption into minutes: HOA Board email votes since December 15
    - a. 12-16-20: Approved Annual Meeting Notice & Call for Candidates document
    - b. 12-16-20: Approved minor edits to ECC Guidelines from previously approved document.Konavis moved to accept the minutes as presented with inclusion into the minutes of the email Board votes as stated above. After a second by Waneen all board members voted to approve the minutes and include the Board email votes as stated above.
- III. Committee Reports
  - A. ECC, including report on Backup Generators: Written report submitted by Diana Apgar
  - B. Community Park, including report on Park Safety Task Force: Written report submitted by Terry Edwards. The board will take Terry's report under review and report back at the next meeting.
  - C. Landscape /Decorating: Written report presented by Ed Ueckert. Also Jamie Southerland has a 'dog station' to donate to the community and he recommends placing it at the Tom Wooten Island.
  - D. Security: Written report submitted by Jim Lloyd
  - E. Welcome: Written Report submitted by Erik Maye
  - F. Social: Joany Price announced "we are getting so close to being together again!" She hopes to be able to have a great blowout on July 4<sup>th</sup>; we will evaluate the pandemic situation May 1.
  - G. Communications: No report
  - H. Compliance: Written report submitted by John Darmanin
  - I. Kayak: Written report submitted by Jim Vence
  - J. Fire Safety & Prevention: Written report submitted by Richard Stelzner
  - K. Area Development & Governmental Liaison: Written report submitted by Denise Hogan
- IV. Financial: Jim Lloyd submitted report.
- V. New Business
  - A. Election of Board Officer positions for 2021:  
All members have agreed to maintain their current positions. After a motion by Konavis, and a second from Henry, all members voted to pass the motion.
  - B. Board Appointment of new member to fill vacated position: Meredith Massey-Kloetzer.  
Konavis moved to appoint Meredith Massey-Kloetzer to fill the unexpired term of Katherine Hodges; after a second from Janet, the board voted unanimously to approve the appointment.

- C. Announcements: Dell Match Play March 24-28; parking in the Courtyard not expected
- D. New Park Gate Code: The new code was sent to all homeowners via email; the new code was effective 3/8/21.

VI. Old Business

- A. Fine Policy DRAFT, posted on Courtyard Website Home page, [www.courtyardhoa.org](http://www.courtyardhoa.org)

VII. Neighbor Questions

VIII. Set next Board Meeting date: April 20, 2021 from 6:30 – 8PM

- IX. Adjournment: Waneen moved to adjourn, Meredith seconded, and after approval from all, the meeting was adjourned.

Approved: Denise Hogan, Pres.

Date: 4/20/21