

COURTYARD HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES
TUESDAY, April 18, 2023, 6:30 PM

Location: Atrium Office building lobby, 5910 Courtyard Drive, Austin TX 78731

- I. Call to Order: Konavis Smith, Waneen Spirduso, Meredith Massey-Kloetzer, Henry Mistrot, and Charles Crooks, were present.
- II. Konavis called the meeting to order at 6:33pm.
Approval of March 21, 2023 meeting minutes: Henry moved to accept the minutes, Charles seconded the motion. All voted to accept the minutes.
Konavis announced that Kristi Estes, Community Manager for Goodwin Management was not present for personal reasons.
- III. Committee Reports
 - A. Environmental Control: Diana Apgar; No Report.
 - B. Community Park: Terry Edwards. The April 1st Park Volunteer Day was a big success with 27 volunteers contributing to the cleanup. Terry also noted that the Park Gate was broken and detailed his efforts to have the gate repaired, which involved several contacts with Goodwin Management, and the company that Goodwin uses to repair gates.
 - C. Landscape /Decorating: Ed Ueckert. The committee surveyed the irrigation systems and put them into working order. They serviced the park before the Easter Celebration. He also noted that one of our two swans who have made our park home was killed by a fox, which saddened all of us who have enjoyed watching them.
 - D. Security: Charles Crooks. The Park gate is awaiting repair. Terry Edwards has requested estimates through Goodwin, our management company. It has been just over two weeks since the gate became stuck in the closed position and has been left open to prevent residents from being stranded inside the park.

Cyber/Website security - since the improvements to the website, beginning in February, the number of visitors has increased significantly - more than double. The addition of neighbor calendar events has garnered nonresidents to participate in member only events. Going forward, event specific details will not be published on the website but disseminated via email.
 - E. Welcome: Erik Maye submitted a written report. He met with Charles regarding the directory and potential updates. The committee will spend some time in the coming months brainstorming ideas on how to improve the website/directory experience.

- F. Social: Joany Price. The turnout for the Easter Egg Hunt and Spring Fling was a great success. Approximately 100 adults and 75 children participated, and many volunteers also helped prepare for, conduct, and clean up after the event. Concern was raised that several non-resident families attended, and the committee will collaborate with the security committee to deal with this issue.
- G. Communications: Meredith-Massey Kloetzer. Since *The Caller* has been discontinued, we are transitioning to conducting CHOA communications through our website. We are continuing to make updates and improvements.
- H. Compliance: Janet Wright. There has been no record of violations with regard to Compliance since the last Board meeting. The Compliance Drive-Throughs will continue but no residents will be cited while we re-evaluate the process and philosophy the Committee should follow until further notice.
- I. Kayak: Jim Vence. The KCC has met several times to discuss security/theft protection for the boats. No new security features for the rack have been identified as feasible. Occupancy continues to be 100% with a Wait List of 19. Plans are underway to repair/replace rotted and warped wood timbers at the rack terrace. May 13th and July 4th will be call out days for volunteers to clean their boats and assist with the boating event at the July 4th community celebration.
- J. Fire Safety & Prevention: Richard Stelzner, not present, submitted a written report.
- K. Area Development & Governmental Liaison: Not much has changed since March. Denise's report indicated that the Spicewood Springs developer of a "Hotel" at Yaupon continues his legal actions against the City. Konavis attended the most recent UT geology department research group sampling Bull Creek in the Courtyard Park. The group is now sampling water quality monthly.
- L. Boat Storage & Launch Area. The Board is considering raising the cost to lease a storage slip from approximately \$35/mo to \$50/mo (\$425/year to \$600/year) to reflect the value of the amenity in the current real estate market, to offset some of the cost of the recent improvements to maintenance and security in the area, and to account for general economic inflation since the last price adjustment.
- IV. Financial: Stu Hare. Income: Year to Date (YTD) Total Income Variance: \$(16,771); YTD Assessments Shortfall: \$(12,725) makes up the largest number. Expense: YTD Total Expenses Variance: \$ (24,558); Total Property Expense Variance: \$ (18,592) Under Budget; Largest Expense Items were Firewise

Program, and Landscape Maintenance. Overall: Revenue/Expense: (\$2,914),
Cash on hand: \$209,861. For detailed reports please email:
stuhare@icloud.com.

- V. Old Business:
 - A. Courtyard Boat Launch and Boat Trailer Storage Area Rules – Enforcement Update. All current.

- VI. New Business:
 - A. No new business

- VII. Adjournment: Meredith moved to adjourn, Henry seconded, and after approval from the Board the meeting was adjourned at 7:30pm.

- XIII. Next Board Meeting is May 16th, 6:30 – 8:00pm.

Approved: _____ Date: _____