

**COURTYARD HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES**  
**TUESDAY, March 21, 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, Charles Crooks, and Stu Hare were present. Kristi Estes, Community Manager for Goodwin Management was also present.
- II. Konavis called the meeting to order at 6:31pm.  
Approval of November 15, 2022 meeting minutes: Meredith moved to accept the minutes, Charles seconded the motion. All voted to accept the minutes.  
Konavis announced that Jim Lloyd was not present for medical reasons, and that he has been released from some of his duties.  
Konavis also announced that home owners on Courtyard Drive near the entrance contact him for owner and/or guest golf tournament permits in front of your property.
- III. Committee Reports
  - A. ECC: Diana Apgar: Main activities have been handling generator requests, solar panels, and other types of energy devices.
  - B. Community Park: Terry Edwards. Spring park cleanup Volunteer Day is April 1<sup>st</sup>, the weekend before the Easter Egg Hunt. It will be announced in an upcoming CHA eBlast.
  - C. Landscape /Decorating: Denise Hogan, Committee member reporting for Ed. Storm debris removal to date \$10,050 for 4 days of work with multiple crews, covering the neighborhood common areas. Frank Apgar relayed some of the additional work planned that wasn't included in original scope.
  - D. Security: Charles Crooks reported that the border fence is down between the north common area bordering the courtyard property and the Champion Track 4's proposed hotel complex. Planning is in the works on appropriate repair or replacement be installed.
  - E. Welcome: Erik Maye submitted a written report.
  - F. Social: Joany Price submitted a written report. Konavis announced that the CHA Board requests recommendations for and/or expressions of interest from members for a new Social Chair as this will be Joany's last year in that role. She will help in the future.
  - G. Communications: Meredith Massey-Kloetzer will send a google form asking owners how they want their names to appear in the directory. Charles created a new calendar with CHA events included. Events to be included should be sent to Charles and Meredith. Meredith is excited to make this calendar a nice resource for owners to increase function and value of the website. A summary of the board meetings will be initiated on eBlast following each meeting, along with information to access the officially approved minutes that are posted on the CHA website.
  - H. Environmental and Compliance: Janet Wright. The Board is re-evaluating the practice of Goodwin patrolling the neighborhood twice per month and issuing citations to homeowners. Until this is completed and a new model is formulated, violations will be harvested; no citations will be issued until the review is completed.

- I. Kayak: Jim Vence. Activity has been slow during winter months. Locks are reaching end of life and may need to be replaced within the next year or two. Gate locks have had significant damage from the ice storm. Nineteen people are on the waitlist.
- J. Fire Safety & Prevention: Richard Stelzner, not present, submitted a written report.
- K. Area Development & Governmental Liaison: Denise Hogan. Attended monthly 2222 CONA (Coalition of Neighborhood Associations) meetings that included email discussions and ongoing information sharing on such land development projects as the Champion Tract 4 Proposed Hotel Complex, TxDOT intersection changes at Courtyard/360 and 2222/360, the Booth Property, and interactions with the Austin Police Department regarding motorcycle racing on 2222.
- L. Boat Storage & Launch Area: Meredith submitted a claim for permanent repairs. The Board discussed raising the cost to lease a storage slip from approximately \$35/mo to \$50/mo (\$425/year to \$600/year). The reason for the increase is 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 invited owners to send him an email if they would like to see financial reports. He plans to produce meaningful summaries and reports that are easy for owners to understand, and will work with management to get up to speed so we have these available moving forward.
- V. Old Business:
  - A. Boat Storage – No Update
  - B. Board vote on ECC Liaison (not required)- Tabled
  - C. Legal matters are still pending with select members of the Courtyard Boat Dock Committee (CBDC) and discussions with legal team are ongoing.
- VI. New Business:
  - A. Officer Positions: Konavis will be President, Charles will be Vice President, Stu will be Treasurer and Waneen is Secretary. Charles moved to approve assignments, Henry seconded. Motion unanimously passed.
- VII. Adjournment: Meredith moved to adjourn, Henry seconded, and after approval from the Board the meeting was adjourned.
- VIII. Next Board Meeting is April 18<sup>th</sup>, 6:30 – 8:00pm.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_