

**COURTYARD HOMEOWNERS ASSOCIATION BOARD MEETING AGENDA
TUESDAY, November 14th, 2023, 6:30 PM**

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

- I. Call to Order: Konavis Smith called the meeting to order at 6:30pm. Charles Crooks, Waneen Spirduso, Henry Mistrot, Stu Hare, and Alice English, the Goodwin Manager were present.
- II. Approval of October 17th, 2023, meeting minutes. Stu moved to approve the minutes and Charles seconded the motion. Approval was unanimous.

III. Reports

- A. ECC: Diana Apgar reported that several requests had been made for approval of new or remodeling their property. These requests included landscaping, new roofs, and installation of additional generators. In each case she reminded them of the rules requirements in our declaration.
- B. Community Park: Terry Edwards. The Fall Volunteer Day at the Park was November 4th and 13 volunteers spread one load of Kiddie Cushion material under the Playscape. A fallen tree and roots were hauled off by our landscape professional, and a bee hive was removed by a professional.
- C. Landscape /Decorating: Ed Ueckert. Daniel's Tree Trimming Service completed the work at Parade Ridge, Common Area 48, Common Area 4, and the Community Park on October 20. Also, Irrigation Repair Service re-programmed the controllers for the fall schedule. In the near future the oak trees and the Bradford Pear trees in the island defined by Wolf Court, North Scout Island Circle., and Courtyard Drive need to have pruning and ball moss removed. Also, Joany and Lewis will be decorating the Courtyard entrance for Christmas.
- D. Security: Charles Crooks reported several car break-ins throughout the neighborhood before the end of October. He stressed that owners should lock cars parked outside avoid leaving anything of value visible. He strongly stressed having a security camera and reporting all incidents to the CHOA security committee. He also provided other safety tips.
- E. Welcome: Erik Maye. Not present. Provided a written report.
- F. Social: Joany Price. The BooFest social on Halloween was a great success, with an estimated attendance of 175 adults and children – most of whom were in costumes. Joany also made a plea for volunteers to help decorate our entrance for the upcoming Holidays.
- G. Communications: Meredith Massey-Kloetzer. Not present.

H. Compliance: Janet Wright. Two compliance drives were completed since the last Board meeting. Thirteen citations were issued for trash cans left out, pruning of trees and shrubs needed, yard maintenance needed, debris in driveways or yards, and illegal signs in yards.

I. Kayak: Jim Vence. The rack status is in good operational status and 100% occupied. Twenty-two residents are on the Wait List. Jim requested a meeting with the Board to propose some policies regarding compliance, rack location costs, support of the “active use” rule, and modernizing the renewal and payment system.

J. Fire Safety & Prevention. Richard Stelzner. Not present, provided a written report.

K. Area Development & Governmental Liaison. Denise Hogan. Not present, provided a written report.

L. Boat Storage Area. Meredith Massey-Kloetzer. Not present.

IV. Financial: Stu Hare. The numbers are about the same with the exception that the batch update has not been performed yet so the numbers reflect October's. On the basis of the invoices Stu projected CHOA expenses to be within the budget. The only exception to that is that our legal fees are above budget for the year.

Projecting, if owners prepay the dues for 2024 as normal, the budget should be close to target. Some past due assessments still exist, but Stu is working with Alice to resolve these. Given progress on that, it will bring us on target for 2023. Anyone has questions, please let Stu know via email and he will provide a copy of the monthly numbers for owners.

V. Old Business: None.

VI. New Business: None

VII. Member Questions/Comments: Limit of 5 minutes or less per person.

VIII. Next Board Meeting date: January 28, 2024.

IX. Adjournment of Open Meeting. Charles moved that the Board Meeting adjourn and Henry seconded it. The motion was unanimously approved, and Konavis declared the meeting adjourned at 6:59pm.