

The Courtyard Homeowners Association, Inc.
Minutes for Annual Meeting of the Membership
Sunday, January 29, 2023 – 6 PM to 8 PM

I. Call to Order and establishment of quorum: Konavis Smith, President of the CHA, called the meeting to order at 6:00 pm. Marilyn Childress, Goodwin Property Manager on behalf of the Association, verified that a quorum had been met. All Board members were present and approximately 129 Association members attended.

II. Approval of the Minutes of the January 31, 2022 Annual Meeting: The minutes were circulated among the Board Directors prior to the meeting. Meredith Massey-Kloetzer moved to accept the Minutes, Henry Mistrot seconded the motion, and the minutes were approved.

III. Introduction of the Board of Directors: Konavis introduced the board and gave a brief recap on each member and his/her contributions to the community: Secretary, Waneen Spirduso; Treasurer, Jim Lloyd; Board Members-At-Large; Randall Tuller, Charles Crooks, Henry Mistrot, and Meredith Massey-Kloetzer. He then acknowledged and thanked Denise Hogan, Past President, and Janet Wright, who resigned from the Board in 2022, for their excellent service to the CHA Board of Directors. He also recognized and thanked Marilyn Childress, our Goodwin Property Manager for two decades, and Patty Arnold of Niemann & Heyer LLP, who has served as our Courtyard HOA legal counsel.

IV. Introduction of Committee Chairs: Each chair rose, named his/her committee members, and thanked them for their help.

- A. Environmental Control (ECC) – Diana Apgar.
- B. Community Park - Terry Edwards
- C. Landscape - Ed Ueckert
- D. Security - Jim Lloyd
- E. Welcome - Erik Maye.
- F. Social - Joany Price
- G. Communications - Jen Harold
- H. Compliance – Denise Hogan
- I. Kayak – Jim Vence
- J. Fire Safety - Richard Stelzner
- K. Area Development & Government Liaison – Denise Hogan
- L. Boat Storage & Launch – Jim Lloyd & Meredith Massey-Kloetzer

Konavis summarized this section with a huge thank you to all committee chairs and their members for their hard work and dedication throughout the year.

V. State of the Association, Review of 2022: Konavis provided a review of significant accomplishments of the Board and the Committees during 2021.

VI. Financial Report: Jim Lloyd presented a written report to the Board before the meeting and also presented an oral report at the meeting. At the end of 2022, the bank balance was \$155,986.41. The net effect of spending for 2022 resulted in \$14,494 that was budgeted. Eight (8) homeowners have not paid their full CHA annual assessment for 2022.

VII. Election of three directors for three-year terms: Konavis re-introduced Patty Arnold, our CHA legal representative to explain the bylaws and Property Code by which the election is managed. Marilyn Childress of Goodwin & Company then explained the vote counting process. This was followed by Waneen, the Nominating Chair, announcing the nominees brought forward to the meeting: Charles Crooks, Chris Hall, Jim Lloyd, and John Darmanin. Konavis then called for nominations from the floor. Denise Hogan nominated Stu Hare, a longtime member of the CHA. Meredith then moved to accept him as a candidate, and Henry seconded the motion. The Board approved the motion unanimously.

Ballots were then cast by the Membership

During this pause in the meeting, Konavis announced that Waneen Spirduso has agreed to serve again as the chair of the 2023 Nominating Committee.

Results of the ballots cast, mailed in, proxies, and those cast at the meeting were: Charles Crooks, Stu Hare, and Jim Lloyd.

VIII. Resident Forum: While the ballots were being cast and then counted the floor was open for member questions and comments

A lively discussion ensued about the new rule to replace the park and boat entrée areas key codes with physical Fobs. Other topics were related to the need for more communication between the Board and the membership, specifically, regarding availability of the CHA Minutes, the loss of The Caller newsletter, and neighborhood burglaries.

**IX. Next Annual Meeting: Sunday, January 28, 2024
Next regular Board meeting: Tuesday, March 21, 2023**

X. Adjourn: The meeting adjourned at 8:15PM after a motion by Charles followed by a second from Henry.

Everything in Red is a correction on the draft file (below) sent to Board on February 4th,

<2023 January 29 Annual Meeting Minutes (1)>