

Courtyard Homeowners Association Board Meeting

April 24, 2007

President Frank Apgar called the meeting to order. Other board members present were Leslie Craven, Reese McCrea, David Tait and Ed Ueckert. Michael Castanon and Catherine Reynolds were absent.

Minutes from the March meeting were approved, after a motion by Leslie Craven and a second from Reese McCrea. All approved.

Committee Reports:

ECC: Diana Apgar presented her report. 7 requests were approved and one was not approved. Her report is a part of the permanent records of the ECC.

BULL CREEK PARK: Frank Apgar reported for Eddie Zamora that the park clean-up day has been scheduled for May 19. Ed Ueckert stated that he had spent many hours working on the boat storage area; he still needs to put rubber cleats and bumpers on the dock and is requesting funds to do so. Frank Apgar made a motion, seconded by Ed Ueckert, to install cleats and bumpers for a cost not to exceed \$150. All voted in favor.

LANDSCAPE/DECORATING: Ed Ueckert updated the Board stating that the primrose Jasmine and irrigation were installed in front of the barricade on the stub street close to the entrance but the work was not completed yet. Mulch was purchased from a Boy Scout Troop. Ed is getting additional bids for spring plantings. Frank Apgar made a motion, seconded by Reese McCrea, to spend \$704 to have the lights damaged by vandalism repaired. All voted in favor.

SECURITY: In Catherine Reynolds absence, Frank Apgar stated that she is still getting costs for surveillance and patrol.

WELCOME: Alys Honey has welcomed 8 new residences.

SOCIAL: The Easter Egg Hunt was held a week later because of bad weather. Food had to be purchased again.

COMMUNICATION: The next newsletter should be out by early May according to Leslie Craven. Sal La Pietra made a presentation on the proposed webstie. Frank Apgar made a motion to spend \$120/year for the domain name for the website. All voted to approve and the website will move ahead ASAP.

COMPLIANCE: Connie Benfield, reporting in Waneen Spriduso's absence, advised that the committee has developed a spreadsheet for logging and tracking issues. They are also developing a manual with documents, guidelines etc.

FINANCIAL: According to David Tait, there were no extraordinary expenses for the month; only four owners are in arrears for 2007 Annual Assessments.

David Tait gave a report on the fees for the annual rental fee for the boat launch parking spaces. His study showed that the fees are considerably under market. The BCC recommended the fees be raised to \$420 per year. After discussion, Davie Tait made a motion to increase the fees by 5%

(\$15), which is commensurate with the 2007 courtyard annual dues increase After a second by Ed Ueckert, all voted to approve the 5% increase.

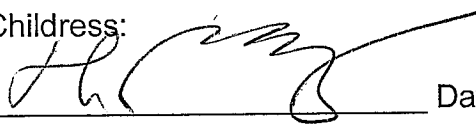
Frank Apgar made a motion to appoint Bill Meredith to be the Area Development and Zoning Liaison; with a second from Ed Ueckert, all voted in favor of the appointment.

Maggie Castleman commended the board and committee members, all volunteers, for their patience and tolerance.

The date for the next board meeting was set for May 15, 2007.

There being no further business, Ed Ueckert made a motion to adjourn, seconded by Reese McCrea. All voted to adjourn.

Submitted by Marilyn Childress:

Approved:  Date: 5/15/07

or
Approved as corrected: _____ Date: _____