

Courtyard Homeowners Association Board Meeting

August 28, 2007

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

Minutes from the July meeting were approved, after a motion by Ed Ueckert and a second from David Tait. All approved.

Committee Reports:

ECC: The report is part of the ECC permanent files and management files. The wrought iron fence for the proposed kayak storage area was approved. Judy Daffer has resigned and the committee proposed Steve Conway. Frank Apgar made a motion to appoint Steve to fill the vacancy. After a second by Michael Castanon all voted to approve Steve as the replacement for Judy. A 7th application was received from the Sharplins for a fence to exceed 6'. He was responded to again that fences may not exceed 6'

BULL CREEK PARK: Ed Ueckert has not gotten a quote on the restroom painting but will get with Eddie Zamora.

LANDSCAPE/DECORATING: Ed reported that the lighting has a dead short at the 360 entrance on the opposite side of the sign. An electrician has been contacted

SECURITY: No report

WELCOME: No report

SOCIAL: Michael Castanon will probably have a meeting to discuss an 'adults only' event for the holidays

COMMUNICATION: In Leslie's absence Frank reported the website is 30-45 days from having the grand opening

COMPLIANCE: No report

FINANCIAL: According to David Tait, Ed is still under budget in landscaping. There was nothing else of consequence.

The area between 5901 and 5905 Tom Wooten and Tom Wooten Cove is being cleaned up.

The issue of a security patrol will not be pursued any further at this time. Frank has received several communications against a patrol and there does not appear to be a community wide interest in the service.

Waneen Spirduso and Augusto Villalon presented their final recommendation for a 32 space kayak storage space with a wrought iron fence in a low visibility location. Michael Castanon made a motion, with a second by Ed Ueckert to accept the committees' proposal contingent on the improvement not being totally visible from lot 12. All voted to approve and David Tait voted in favor for Leslie Craven's proxy to him. August Villalon advised that the committee will act as the general contractor.

The guard rail painting is complete.

The dock accessories project is complete.


Pertaining to the Association property encroachment, per the attorney, two certified letters dated 8/1/07 and 8/21/07 have been sent to the Sharplins about pots on association property. Frank Apgar made a motion, seconded by Catherine Reynolds, to follow through on the demand to remove the pots which means the removal of the pots by the association. All voted in favor. The property will be surveyed before removal to ensure there is no trespassing on the Sharplins lot.

David Tait made a motion, with a second from Catherine Reynolds, to adopt the on line monthly report function and to eliminate hard copy reports. All voted in favor.

The date for the next board meeting was set for September 18, 2007.

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

Submitted by Marilyn Childress:

Approved:  Date: 9/18/07

or

Approved as corrected: _____ Date: _____