

# Courtyard Homeowners Association Board Meeting

## October 16, 2007

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

Minutes from the September meeting were approved after a motion by Leslie Craven and a second from Michael Castanon. All present approved.

### **Committee Reports:**

ECC: Diana Apgar presented the activity report with a copy for the management file. There was a general discussion of placing solar panels on the front of a residence. She is investigating what other communities are doing and will bring it to the board in November. An article on solar panels will go in the newsletter asking people to respond to the website

BULL CREEK PARK: Frank Apgar reported for Eddie Zamora that bids for painting the shed and bathroom ranged from \$900-1100. After a motion by Reese McCrea and a 2<sup>nd</sup> from Michael Castanon, the bid was awarded to Southern Painting for \$940 which provided the best warranty. All present voted to approve the bid.

LANDSCAPE/DECORATING: Frank Apgar reported for Ed Ueckert that minor tree trimming and 4 more plants were planted along the stub street for \$175.

SECURITY: There have been a couple more break-ins on Tom Wooten cove. There has been a rash throughout the North West area. Catherine is in the process of turning the committee over to Jim Lloyd. He is trying to get up to speed. There has not been much interest from the neighborhood on the Neighborhood Watch program

WELCOME: No report

SOCIAL: Michael Castanon had nothing to report

COMMUNICATION: Leslie Craven advised that the November newsletter is ready to go out. The website is progressing with more information being added all the time.

COMPLIANCE: Waneen Spirduso had nothing to report.

FINANCIAL: David Tait presented information for the 2008 budget. Assignments for the budget input are noted in his handout. It will be finalized at the December meeting.

Advance Landscape has submitted an increase in the monthly contract of \$100/mo beginning 11/1/07. Ed Ueckert is investigating other companies. Frank made a motion to accept the new price, with a 2<sup>nd</sup> from David Tait. All present approved the increase.

A member of the community has recommended that the bylaws be amended to address instances when: (1) one owner makes repeated submissions to the ECC, when approval(s) are determined by the same issue; and (2) an owner seeks answers to questions from the Board that require it to incur the costs to obtain a legal opinion to adequately and appropriately respond. It was decided that further consideration and discussion of the recommendation is needed.

Augusto Villalon gave a brief update on progress and status of the kayak storage facility. Due to the removal of screening bushes and small trees by the adjacent land owner, and the visibility from Lot 12, and following the Board's direction, the kayak committee recommended relocating the site to the cove area north of the manhole and large live oak tree. The relevant committees and several board members met on 9/23 in the park and agreed on the cove location. The installation is on hold pending final site approval tonight with subsequent landscaping to follow on both ends. David Tait added that the Bull Creek Committee will be responsible for selecting or approving the landscaping materials if/when a site is approved. He also stated that the screening will be ongoing each year and will be budgeted over the next two to three years to get it to where it is satisfactory to the community. Some screening from the front may be possible. Leslie Craven moved to accept the alternative recommendation for the location of the facility. The motion was seconded by Reese McCrea, and all present voted to approve the site. Reese McCrea stated for the record that he believed the Board and committee have done what is in the best interest of the neighborhood.

Frank Apgar wanted the record to reflect that the Sharplins have removed the pots that were encroaching on common property behind his home and the issue is resolved.

A suspected electrical short has not yet been found in the lights at the 360 entrance. Three electricians have looked for the problems and another is trying to locate it. The investigation will continue.

Art Sharplin's attorney presented a proposal for the Sharplins to buy the association's property designated as Lot 13 for a price of \$500,000 and the offer will be good until 12/31/07. Leslie Craven made a motion to reject the sale of Lot 13. After a 2<sup>nd</sup> from Reese McCrea, all members present approved the motion.

There being no further business, David Tait made a motion to adjourn, seconded by Leslie Craven. All members present voted to adjourn.

The next meeting is scheduled for November 27 because of the Thanksgiving holiday. Also, because of the number of members attending during meetings at the Swim and Tennis Center, we can no longer hold meetings there. Marilyn Childress will contact The Atrium Office building about holding future meetings there.

Submitted by Marilyn Childress:

Approved:  Date: 11-27-07

or

Approved as corrected: \_\_\_\_\_ Date: \_\_\_\_\_