

# **Courtyard Homeowners Association Board Meeting**

## **December 18, 2007**

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

Minutes from the November meeting were approved after a motion by Frank Apgar and a second from Ed Ueckert. All present approve.

### **Committee Reports:**

ECC: Diana Apgar presented the activity report with a copy for the management file. She also presented a statement regarding the guidelines for solar system/solar collector installation. Ed Ueckert made a motion to approve the statement as amended to state 'front view' of the house. All present voted to approve.

BULL CREEK PARK: David Tait 'tweaked' the broken BBQ pit but it is not fixed yet.

LANDSCAPE/DECORATING: Ed Ueckert has a 2<sup>nd</sup> bid for the landscape contract. It was for more than \$4K a year more than Advance. Ed says the amount may be negotiable. He will also contact Keith Sexton for a proposal.

SECURITY: Jim Lloyd reported that the new sign is up about driving slowly.

WELCOME: No report

SOCIAL: No report

COMMUNICATION: Leslie Craven stated that the January newsletter is ready for print. She will be working on some new formatting after the first of the year.

COMPLIANCE: Waneen Spirduso reminded everyone that she is keeping a cumulative list of complaints; in the past year there have been twenty complaints. Sixteen of the twenty were resolved and six were not. She did send a letter to Mrs. Kemper regarding the continuing issue of the inoperable vehicle but no response has been received. Waneen will draft a demand letter for the management company to send certified advising her of a specific date to remove the vehicle or the matter will be turned over to APD for tagging and eventual removal. The issue with Lee Robinson's trash in the driveway continues even though she has been sent a letter. Frank Apgar will call her in January for her to make arrangements to have the trash removed. The third issue was a storage pod at the Coleman residence. Frank contacted Mr. Coleman but he was uncooperative in that he would not agree to send Frank an email stating that he is remodeling the residence and the pod would be removed by some particular date. The issue will be revisited at the January meeting.

KAYAK: Waneen Spirduso has agreed to chair the committee. David Tait will keep up with the administrative issues and Waneen will coordinate the events, parties etc. Leslie Craven will email Eddie Zamora to let him know about the LCRA lowering the river beginning 1/1/08. It will be a good opportunity to organize clean ups.

FINANCIAL: David Tait presented the final draft of the 2008 budget. Frank Apgar made a motion, seconded by Leslie Craven, to approve it as presented. All present voted to approve. David

reviewed the 2006 Audit from Steve Tilson. David made a motion to accept the report; after a 2<sup>nd</sup> by Frank all voted to accept. David would like everyone to determine by the next board meeting if they want to continue receiving hard copies of the financial report.

OTHER BUSINESS:

The nominating committee submitted the names of David Tait, Ed Ueckert and James Lloyd as the names for the ballot for the 2008 Annual Meeting. The notice for the meeting will go out by 1/10/07. Leslie Craven will write a cover letter encouraging everyone to send in their proxy even if they plan to attend.

The next meeting will be 1/15 if needed.

There being no further business, Ed Ueckert made a motion to adjourn, seconded by Frank Apgar. All members present voted to adjourn.

Submitted by Marilyn Childress:

Approved:  \_\_\_\_\_

Date: 1/15/08

or

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

Date: \_\_\_\_\_