

Courtyard Homeowners Association Board Meeting

November 27, 2007

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

Minutes from the October meeting were approved with typos corrected 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.

BULL CREEK PARK: Ed Ueckert reported for Eddie Zamora that the restroom has been repainted and looks great. The City will fix the burned out lights in the park and launch area. Frank Apgar reported that a member called him to say one of the BBQ pits has rusted and needs repair. David Tait will look at it and determine what needs to be done. Diana Apgar has a concern about residents letting dogs run loose in the park and not cleaning up after them. Leslie Craven will put an article in the newsletter and on the website about being a responsible pet owner.

LANDSCAPE/DECORATING: Ed Ueckert advised that half of the entrance lights on the North side are now working. The holiday lights will be up soon; he is looking for some help to put them up. The irrigation system battery for Parade Ridge was replaced; the controller for the exit needs to be replaced and he will change it out. He has also changed out the nozzles on the jasmine at the stub street and the area is looking good.

SECURITY: Jim Lloyd contacted Dana Mungia to ask her to attend tonight's meeting to meet with the board before the NW group. She had a prior commitment but will try to make the December meeting. There was discussion about putting up a sign from time to time about slowing down in the neighborhood. The City is really cracking down on signs but Frank Apgar does not think it will be an issue with the City because of the nature of the sign. It can also be placed on the sign pole on the right side of the entrance. Ed Ueckert made a motion, seconded by Michael Castanon, to have a sign made, not to exceed \$75. All present voted to approve. Jim Lloyd will have it made; he will send around examples for approval. He has also walked the grounds looking for indications of homeless people but did not see any signs of 'camps'. He has some suggestions for securing homes and will put an article in an upcoming newsletter.

WELCOME: No report

SOCIAL: Michael Castanon had nothing to report

COMMUNICATION: Leslie Craven advised that the December newsletter is on line. She will be working on the January newsletter after 12/9 when she returns from out of town.

COMPLIANCE: Waneen Spirduso submitted a newsletter article for December about cleaning up after the holidays. They are currently working 11 complaints, mainly about trash cans. Frank Apgar has been working with Ms. Kemper about her inoperable vehicle. He has worked with her for many hours giving her numerous options and a long time to resolve the issue but she is continues to be in violation. It is time for Waneen Spirduso to send her a letter and cite the CCR's regarding inoperable vehicles.

FINANCIAL: David Tait stated the 2006 audit was received today and he will be reviewing it. He presented the preliminary 2008 budget and wants everyone to review and be prepared to approve it at the December meeting. Ed Ueckert will get some other landscape company bids and report at the January meeting.

OTHER BUSINESS:

After information on solar panels was presented by Diana Apgar, Ed Ueckert made a motion that solar system panels and/or equipment not be permitted anywhere on a house or outbuilding where the equipment can be visible from a street. Reese McCrea seconded and all present voted to approve. The board is recommending the ECC incorporate this in the Architectural Guidelines.

The board has heard the complaint concerning a satellite dish located in the middle of a roof exposed to the street. The ECC will contact the member about approval.

The annual meeting is scheduled for January 27, 2008 at the Atrium Office building as in the past. A letter will go out before the notice reminding everyone to save the date and be on the lookout for the annual meeting notice in early January. The notice will go out by January 10. There will be three board terms expiring. Reese McCrea and his nominating committee of Waneen Spirduso and Jim Lloyd will present the slate for including in the notice.

The kayak storage rack facility construction phase is complete. Landscaping recommendations are forthcoming. The Kayak Committee will become a standing association committee for a report each month. There are forty rack slips assigned; eight have not yet moved in but have paid. Augusto Villalon has resigned as chair and three new people (Brad Garner, Mitch Ortego and Wayne Wilson) have volunteered to serve bringing the total on the committee to six. Augusto will remain on the committee and has recommended Waneen Spirduso to chair the committee.

As a follow up to the Sharplin's proposal to purchase the association's property designated as Lot 13, Frank Apgar reported that he instructed Patrice Arnold to notify the Sharplin's attorney that the offer was rejected by a unanimous vote of the Board present at the meeting at the October 16th Board meeting.

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

Submitted by Marilyn Childress:

Approved:  Date: 11-22-07

or
Approved as corrected: _____ Date: _____