

# **Courtyard Homeowners Association Board Meeting**

## **February 20, 2007**

Vice President Michael Castanon called the meeting to order. Other board members present were Leslie Craven, Reese McCrea, Catherine Reynolds and David Tait. Ed Ueckert was absent. Frank Apgar was present via telephone conference/speaker phone call; he did not vote on any issues.

Minutes from the January meeting were approved, with the correction of the spelling of Tait in one location after a motion by David Tait and a second from Leslie Craven. All approved.

### **Committee Reports:**

ECC— David Tait reported for Diana Apgar. Her report is a part of the permanent records of the ECC.

BULL CREEK PARK: The weeding project did not get completed in the necessary time frame. The dock work at the boat launch area was completed. A great job was done for 1/3 of other costs.

LANDSCAPE/DECORATING: Michael Castanon reporting for Ed Euckert, stated that 7 lights on Courtyard Dr had been vandalized in the past couple of days. The spring plantings will be perennials. Catherine Reynolds is concerned that the recent plantings are not doing well. Ed will be contacted to get with Advance Landscape to make certain we are getting our money's worth.

SECURITY: Catherine Reynolds reported that the vandalism at the park has been repaired. She will follow up on the parents paying. Her committee will be meeting in the near future. She is concerned about the condo sales promotional going on at 360 and Courtyard Drive for condos on the other side of 360. She is still gathering information on 24 hour security and hi-tech security devises.

WELCOME: Alys Honey is trying to contact her committee members.

SOCIAL: Michael Castanon has 2 people signed up and they will meet in March.

COMMUNICATION: Leslie Craven has a potential, Sal de Pietro, to work on the website. The March newsletter is out.

FINANCIAL: David Tait reported that only 25 owners are past due on their 2007 assessments as of 2/20. The first round of collection notices have been sent out. The goal is to spend money wisely matching expenses and revenue needs. He will continue to work on a long term reserve program.

The next order of business was to elect new officers for 2007 and appoint 5 members to the ECC. Michael Castanon nominated Frank Apgar as President with a second from Catherine Reynolds. All voted in favor. Reese McRea then made a motion that all officers remain in the same positions as currently held. Catherine seconded the motion and all present voted in favor. The 2007 officers are as follows: Frank Apgar, President; Michael Castanon, Vice President; Catherine Reynolds, Secretary; and David Tait, Treasurer.

Reese McRea made a motion to accept the ECC's recommendation that the board appoint Judy Daffer, David Tait, Jeff Gordon, Oswald V. Scott and Diana Apgar as the 2007 ECC members. After a second from Michael Castanon, David Tait abstained from voting and all remaining members present voted to appoint the five names listed above.

Under New Business Catherine Reynolds inquired that since the dues of the association were raised this year, would the fees for the boat launch rental be raised as well? Michael Castanon stated that all owners have access to and benefit from the launch area. The board will look into an increase.

David Tait is looking into increasing the late fees for the annual dues.

Reese McRea was given a \$100 budget to purchase a new meeting sign.

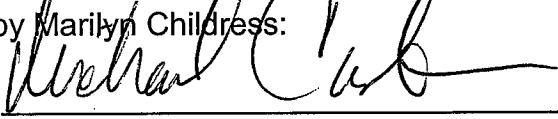
Betty Marshall voiced a concern about the potential for a water shortage this summer. 'We should be proactive and get information out in the newsletter'. The landscape committee is aware of the expected dry summer.

Art Sharplin was offered an initial meeting regarding his fencing issue, according to the requirements of the law, and he refused to appear. He will be given another opportunity to meet.

The date for the next board meeting was set for March 20, 2007.

Catherine Reynolds made a motion to adjourn, seconded by David Tait. All present voted in favor.

Submitted by Marilyn Childress:

Approved:  Date: 3/20/2007  
or  
Approved as corrected: \_\_\_\_\_ Date: \_\_\_\_\_