

Courtyard Homeowners Association Board Meeting

September 18, 2007

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

Minutes from the August meeting were approved as corrected, after a motion by Leslie Craven and a second from Michael Castanon. All approved. The correction reflects that Catherine Reynolds abstained from the vote on the kayak storage.

Committee Reports:

ECC: Diana Apgar reported there was no activity for the month.

BULL CREEK PARK: Eddie Zamora is still trying to get a painter for the restroom/storage building in the park. Catherine Reynolds reported that a battery is being moved around the park. Reese McCrea agreed to properly dispose of the battery.

LANDSCAPE/DECORATING: Ed Ueckert stated that the lights are still out at the entrance; they are still trying to find the short. If it is too costly he will recommend that the entire system be replaced.

SECURITY: Catherine Reynolds is waiting on results from the letter. There have been no new break-in reports since 9/11.

WELCOME: No report

SOCIAL: Michael Castanon had nothing to report

COMMUNICATION: Leslie Craven advised that the October newsletter will have information about the recent break-ins. The website is about 10 days from being ready

COMPLIANCE: Nothing to report; all issues were resolved according to Waneen Spirduso.

FINANCIAL: David Tait stated that the 2006 audit is under way. At the beginning of October, we will begin working on the 2008 budget and have it ready for the November board meeting. David gave a mid year update of actual to budget.

Frank Apgar gave an update on what had transpired pertaining to the association property encroachment. Patrice Arnold will be notified as to what took place and what has been done to date. The association will proceed to remove the pots as stated in the demand letter for the removal of the pots. For clarification Leslie Craven wants to make certain the association has a survey. Frank advised that it is still in the surveyor's possession and it will be sent to the association. The Sharplins were in attendance and asked if they removed the pots from association property could they re-apply for a fence. Frank Apgar said yes. There were no negative comments from the board.

Augusto Villalon had 3 items to report regarding the kayak storage. Some grading has been done and no extra fill is needed; the racks have been constructed and are in the process of being painted; they are determining, with the City, what permits are or are not going to be required. Art and Kathy Sharplin oppose construction of the kayak storage rack in the originally proposed location, claiming it is too close to their lot 12. In consideration of these comments and because of the owners' recent


tree cutting on Lot 12, the Board requested the Kayak Committee to go back and look at the visibility issue and report to the Board on alternatives. Committee member, Waneen Spirduso, indicated there may be some "wiggle" room to move the rack farther from Lot 12.

The common area work on Tom Wooten Cove is complete.

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

The next meeting is scheduled for October 16.

Submitted by Marilyn Childress:

Approved:  Date: 10-16-07
or
Approved as corrected: _____ Date: _____