

Courtyard Homeowners Association Board Meeting

January 16, 2007 6:45 PM

Call to Order: (Due to Ice Storm the tennis club was closed and the meeting was held at Betty Marshall's home – a notice was placed on the door to the club.)

Board members present, Michael Castanon, Ed Ueckert, Catherine Reynolds, Betty Marshall, and David Tait. Frank Apgar was present via telephone conference/speaker phone call. Reese McCrea was absent.

Minutes from the December meeting were approved. Catherine Reynolds motioned to accept the minutes, Michael Castanon 2nd the motion. All approved.

Committee Reports:

ECC – Diana Apgar gave the report via telephone conference call. The only issue discussed was that of the Sharplin "wall" disapproval. See ECC report for details.

Landscape – Ed Ueckert reported that the barrier-landscaping project is underway and the jasmine plants and irrigation have been scheduled to begin in the coming month. The bid for the job came in just under the \$500.00 budget that was previously approved by the Board.

Bull Creek Park – The dock repair is underway at the boat launch facility. The old dock has been removed and the new dock is scheduled to be installed in the coming weeks. The contracted work and materials come in just under \$5000.00. Ed Ueckert made a motion to approve the dock replacement. Michael Castanon 2nd. All approved.

Security – Local street police and the APD Dist. Rep. for the neighborhood have been made aware of the local residents who are reportedly involved in unwanted behavior. The activity by the police has increased and residents are encouraged to call 311 or 911 if they see any suspicious behavior.

Welcome – No report

Social – No report

Communication – There were 4 articles submitted for the February newsletter.

Compliance – No issues to report

New Business:

Budget review by David Tate. Mansoor Ghori began the work on the 2007 budget and the Replacement Costs of Assessments spreadsheet that David presented. The two budget reports were presented in finished format. Michael Castanon motioned to accept the 2007 budget, Ed Ueckert 2nd, all approved.

The Board opened discussion on the Sharplin proposal to purchase the 4.54 acre parcel of land along Bull Creek. The Association attorney has suggested that we not sell Assoc. land or common area land. Michael Castanon motioned to reject the Sharplin/Coldwell Banker offer, Ed Ueckert 2nd. All were in favor. Frank will send the Board's response to the CB Realtor via email.

David Tate presented, via email response, Bill Meredith's request to represent the neighborhood at city meetings regarding the billboard installation on 620 and possibly 360. The Board supports this action.

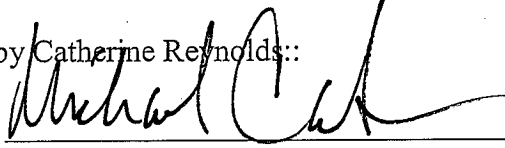
Among the several homeowners present, it was requested of the Board to consider classifying the 4.54 acres as "Common Area" as to protect its usage and incorporate it into the community declarations. Frank Apgar responded that the Board and the Assoc. Attorney are in the process of doing just that and that the Board is aware of the several houses and homeowners that could be affected if the 4.54 acres of land is sold or changed in anyway.

The procedure and the agenda for the Annual meeting were discussed.

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

Motion from Betty Marshall to adjourn, Catherine Reynolds 2nd, all in favor.

Submitted by Catherine Reynolds::

Approved: 

Date: 2/20/2007

or

Approved as corrected: _____

Date: _____