

**COURTYARD HOMEOWNERS ASSOCIATION
BOARD MEETING AGENDA
TUESDAY SEPTEMBER 15, 2015
6:30 p.m.
OFFICE BLDG. @ Courtyard Dr. & NSIC**

I. Call to Order: The meeting was called to order by Paul Siegel. All board members with the exception of Henry were present, although Leslie was delayed. Marilyn Childress, Association Manager from GMI was also in attendance. The meeting was turned over to Leslie at 6:40 after her arrival.

II. Approval of August 18, 2015 meeting minutes: Cathleen moved to accept the minutes as presented. After a second by Waneen all voted to approve the August minutes.

III. Committee Reports

A. ECC: No report.

B. Community Park: Terry Edwards reported that he will set a date for the fall clean-up day at the Park in the next week and that he met with the Kayak Committee a couple of times during the erosion project installation and it looks good

C. Landscape /Decorating: Ed reported there have been several irrigation repairs. The landscaping on Parade Ridge will be addressed this fall.

D. Security: There was a car burglary at 5719 Sam Houston on 8/25/15.

E. Welcome: No report

F. Social: Joany reported that she is moving forward with the Halloween event and that all is good.

G. Communications: Leslie reported she has full access to the website, and that we need people to help with the newsletter and website.

H. Compliance: Letters are being finalized to send to: (1) an owner who has not completed the landscaping portion of his remodeling project; and (2) the absentee owner of an empty house that has been in significant disrepair for over a year and is a health and safety concern. To date, communications with the owners have been verbal and through informal emails.

A list of homes and common areas that need to trim up low hanging branches is being compiled. Leslie will try to contact the homeowners to see if they want to coordinate this work with the HOA's tree service.

I. Kayak: The erosion project has been completed. Ed will contact Keith Sexton regarding careful maintenance of this area and not allowing the mowers to drive over this area and causing damage.

Waneen presented a recommendation to revise the Kayak Lease, the short form lease and the Rules. Leslie moved to accept the revisions; Cathleen presented a second and all voted to approve the revisions.

J. Fire of Safety & Prevention: Jim Gattis gave an update about the importance of the Firewise efforts in this area. As daytime temperatures cool down, FSC volunteers will begin the free outside fire safety assessments of resident homes that have signed up to date. They plan to continue this work through the cooler months ahead.

IV. Financial: As of 8/31/5 we had \$125K in the bank. Payment for work done to clear the most recent flood debris from the pond and island areas in the Park had not been issued as of that date.

V. New Business

A. Approval of Standby Electric Generator Policy: Paul moved to accept the Resolution. Waneen seconded the motion and all voted to approve.

B. Recycling at the Park: Everyone agree with Waneen's suggestion to start recycling at the park. Marilyn will check with the trash company to confirm they will separate the trash.

VI. Old Business

A. Champion's new rezoning application: Paul reported it is on hold waiting on the traffic study. It does appear that it will happen but it will take awhile.

B. Hardcopy directory - pending


VIII. Set next meeting date – October 20, 2015

IX. Adjournment: Waneen moved to adjourn. Cathleen seconded and all voted to adjourn.

Approved: _____
or



Date: _____



Approved as Corrected: _____

Date: _____