

COURTYARD HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES

TUESDAY, October 13, 2020

6:30 p.m. to 8:00PM

VIA ZOOM

- I. Call to Order: Board members were present, as follows: Denise Hogan, Jim Lloyd, Janet Wright, Waneen Spirduso, Konavis Smith and Henry Mistrot. Marilyn Childress, Association Manager for Goodwin Management was also present.
- II. Approval of September 8, 2020 meeting minutes: Janet moved to accept the minutes as presented and to include into the minutes the Board's email votes to approve the following:
Rule Regarding Properties Leased to Tenants, approved 9-10-20
\$300 annual dues for 2021 (no increase), approved 9-26-20
After a second by Waneen all board members voted to approved the minutes.
- III. Committee Reports:
 - A. ECC: Janet Wright submitted a written report.
 - B. Community Park: Terry Edwards submitted a written report
 - C. Landscape /Decorating: Ed reported that he has discussed Common Area 4 with Keith Sexton and will schedule a meeting with him next week so that they can tour the area in anticipation of his estimating the cost of servicing the area in October and the end of May each year.
 - D. Security: No report was submitted.
 - E. Welcome: Erik Maye submitted a report.
 - F. Social: Joany Price stated that the committee is not going to host any events until we feel 100% safe for the community.
 - G. Communications: Jen Harold would like information for the December Caller.
 - H. Compliance: Denise Hogan submitted a written report. John Darmanin, our new committee member, was introduced.
 - I. Kayak: No report from Fred but Waneen reported that this Saturday is a big workday.
 - J. Fire Safety & Prevention: Richard Stelzner submitted a written report.
 - K. Area Development & Governmental Liaison: Denise Hogan submitted a written report. Denise asked for volunteers to serve on the committee.
- IV. Financial:

Review & Adopt 2021 Budget: Waneen moved to adopt the 2021 Budget including the capital expenditure of up to \$20K for work at the boat storage area. Konavis seconded and all voted to approve the 2021 Budget.
- V. New Business:

Revision of By-Laws for "housekeeping items" only (NO PROCEDURAL change), as follows:

 - 1) Move Article VI, section 1, subsections (a)-(g) to a new section 6 in Article IV, with no change of wording of (a) – (g); **AND**
 - 2) Change Article III, Meetings of Members (obsolete)

From:

Section 1. Annual Meetings. The first annual meeting of the member shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of 7:30 o'clock, P.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a holiday.

To:

Section 1. Annual Meetings. Annual meetings of Members shall be held at a date (not a legal holiday), time and place in Travis County, Texas, that is determined by the Board of Directors.

Jim moved to adopt the changes proposed items (1) and (2) as stated. After a second by Konavis all voted to approve the changes to the Bylaws.

VI. Old Business

- A. Revised ECC Guidelines – pending
- B. Lawn mower & leaf blower noise complaint and request from homeowner – pending
- C. Appointment by Board of member to fill Leslie Craven's remaining term-pending
- D. Swing set for Park – pending
- E. CONA membership -- pending

VII. Neighbor Questions

A 15-minute period was allotted to listen to neighbor questions and comments.

VIII. Set next Board Zoom meeting date: November 17, 2020

IX. Adjournment: At 7:53, Henry moved to adjourn, Waneen seconded, and after approval from all, the meeting was adjourned.

Approved: Denise Hager, Pres. Date: 12-16-20