

COURTYARD HOMEOWNERS ASSOCIATION BOARD MEETING AGENDA

TUESDAY, June 28, 2022, 6:30 PM

Location: Zoom Meeting; 6:30pm

- I. Call to Order: Denise Hogan, Konavis Smith, Jim Lloyd, Waneen Spirduso, Henry Mistrot, Janet Wright, and Meredith Massey-Kloetzer were present. Marilyn Childress, Community Manager for Goodwin Management was also present.

Denise announced that the meeting was changed to Virtual due to several reports of Covid, and that in the event that Waneen has to leave the meeting, she has given her written proxy to Denise Hogan.

- II. Approval of May 17, 2021 meeting minutes, to include the following:
- A. Board vote 5/20/22 to refer homeowner lawsuit to HOA legal counsel, unanimous approval.
 - B. Board vote 6/14/22 to refer homeowner fair housing complaint to legal counsel, unanimous approval.
 - C. Board vote 6/14/22 to increase fees paid to our custodian for the park and boat lot to \$200/month, unanimous approval.

Henry moved to accept the minutes as presented and the inclusion of items A, B, C. After a second by Konavis, all voted to approve the minutes.

- III. Committee Reports
- A. Environmental Control Committee: Diana Apgar submitted a written report.
 - B. Community Park: Terry Edwards submitted a written report.
 - C. Landscape/Decorating: Ed Ueckert submitted a written a report but he added that he is meeting the landscape crew at the park so they can mow it before July 4th, that a Bradford pear tree limb was removed, and that he and Jan Ueckert cleaned out the dead rose bushes on Parade Ridge.
 - D. Security: Jim Lloyd submitted a written report.
 - E. Welcome: Erik Maye submitted a written report.
 - F. Social: Joany Price submitted a written report. She added that this year several vehicles will be added to our usual 4th of July parade led by a Fire Truck and a decorated red Rolls Royce. She suggested that she could use some help to clean up. This was followed by substantial board members' praise and thanks to Joany and Lewis Price for all their hard work to make this such a special annual event!
 - G. Communications: No report from Jen Harold.
 - H. Compliance: Denise submitted a written report and reminded all that Goodwin & Company will begin Compliance drive-throughs twice a month, beginning July 1st.
 - I. Kayak: Jim Vence submitted a written report.
 - J. Fire Safety & Prevention: Richard Stelzner submitted a written report.
 - K. Area Development & Governmental Liaison: Denise submitted a written report and added that she has been in discussions with TXDOT regarding the 360/2222 intersection construction, particularly regarding planned the cliff cutting adjacent to CHA property and the planned shared-use pathways for pedestrians and bicycles.
 - L. Boat Storage & Launch Area: Jim reported that they are still looking into the repairs etc.

- IV. Financial: Jim Lloyd submitted a written report and added that two CHA members have finally paid their annual dues, which leaves six members still in arrears.
- V. Old Business:
- A. Tait's Rack: Jim Vence, Chair of the KCC, and several members of the Board combined former policy and rules documents used over the existence of Tait's Rack into one CHA Board of Directors Rule, which was circulated among the board prior to this meeting. The Rule concisely describes the purpose, lease terms, eligibility, rules for storage and use, termination and renewal, and Wait List. It includes clarifications, expansions, and some alterations in language. This document was discussed at length, particularly the requirement that lessees have at least a \$300,000 home insurance policy that covers boat loss or damage in the rack. The possibility of placing additional security cameras in the rack area was brought up. Paul Siegel suggested that prior to discussing details of security cameras we do a cost-benefit analysis. Finally, some wording of the CHA Board of Directors Rule was revised. Janet moved and Waneen seconded a motion to approve the document. All board members voted to approve the revised wording and the new CHA Board of Directors Rule, June 2022.
- B. Key card gate access for Park and Boat Storage Lot gates: Terry Edwards solicited three bids and received two. He reviewed the information from both vendors. He will present the third bid to the board when he receives it.
- D. Security camera for Park & Boat Storage Lot gates: Jim Lloyd has requested an estimate. He also posed the question, "What information do we want to obtain by having cameras at these locations?" We need to determine their purpose before a decision is made. He gave some general information on cost but suggested that it really depends on the extent of the use: should cameras capture license plates or simply provide overview cameras? This issue requires more discussion and the availability of all bids before a decision can be made. Thus, it was tabled.
- E. Park pier repair: Some joists need to be repaired. CapRock Builders presented several options that varied depending on extent of repair and costs. Other possible bidders might be Lone Star Docks and Ace Marine. Finally, Raul, who has repaired them before, could also do the repairs. More information is needed so this issue was tabled.
- VI. New Business: None
- VII. Neighbor Questions: One neighbor asked questions about procedures relating to the Wait List for both the KCC leases and the Park & Boat Storage area.
- VIII. Set next Board Meeting date: July, 26, VIRTUAL at 6:30PM.
- IX. Adjournment: Konavis moved to adjourn, Janet seconded, and after approval from all, the meeting was adjourned.

Approved: _____

Date: _____

