

**The Courtyard Homeowners Association, Inc.**  
**Minutes for Annual Meeting of the Membership**  
**Sunday, January 28, 2024 – 6 PM to 8 PM**

- I. Call to Order and establishment of quorum:** Konavis Smith, President of the CHA, called the meeting to order at 6:03 pm. Alice English, Goodwin Property Manager on behalf of the Association, verified that a quorum had been met. All Board members were present and approximately 79 Association members attended.
- II. Approval of the Minutes of the January 29, 2023 Annual Meeting:** The minutes were circulated among the Board Directors prior to the meeting. Meredith Massey-Kloetzer moved to accept the Minutes, Henry Mistrot seconded the motion, and the minutes were approved.
- III. Introduction of the Board of Directors: Konavis introduced the board and gave a brief recap on each member and his/her contributions to the community:** Secretary, Waneen Spirduso; Treasurer, Stu Hare; Board Members-At-Large; Charles Crooks, Henry Mistrot, and Meredith Massey-Kloetzer. He then requested a moment of silence for Jim Lloyd who passed away as tribute for his excellent service to the CHA Board of Directors. He also recognized and thanked Alice English, our Goodwin Property Manager, and Patty Arnold of Niemann & Heyer LLP, who has served as our Courtyard HOA legal counsel.
- IV. Introduction of Committee Chairs: Each chair rose, named his/her committee members, and thanked them for their help.**
- A. Environmental Control (ECC) – Diana Apgar.**
  - B. Community Park - Terry Edwards**
  - C. Landscape - Ed Ueckert**
  - D. Security – Charles Crooks**
  - E. Welcome - Erik Maye.**
  - F. Social - Joany Price**
  - G. Communications – Meredith Massey-Kloetzer**
  - H. Compliance – Alice English(Goodwin)**
  - I. Kayak – Jim Vence**
  - J. Fire Safety - Richard Stelzner**
  - K. Area Development & Government Liaison – Denise Hogan**
  - L. Boat Storage & Launch –Meredith Massey-Kloetzer**
- Konavis summarized this section with a huge thank you to all committee chairs and their members for their hard work and dedication throughout the year.**
- V. State of the Association, Review of 2023: Konavis provided a review of significant accomplishments of the Board and the Committees during 2023.**
- VI. Financial Report:** Stu Hare presented a written report to the Board before the meeting and also presented an oral report at the meeting. At the end of 2023, total expenses for 2023 was \$128,984.25. A significant increase was contributed to neighborhood clean up from the winter storm. The bank balance was \$189,056.36 cash on hand.
- VII. Election of three directors for three-year terms:** Konavis re-introduced Patty Arnold, our CHA legal representative to explain the bylaws and Property Code by which the election is managed. Alice English of Goodwin & Company then explained the vote counting process. This was followed by Waneen, the Nominating Chair, announcing the nominees brought forward to the meeting: Konavis Smith, Chris Hall, and Matt Harold. Konavis then called for nominations from the floor.

**Ballots were then cast by the Membership**

During this pause in the meeting, Konavis announced that Meredith Massey-Kloetzer has agreed to serve as the chair of the 2024 Nominating Committee.

**Results of the ballots cast, mailed in, proxies, and those cast at the meeting were:** Konavis Smith and Matt Harold.

**VIII. Resident Forum: While the ballots were being cast and then counted the floor was open for member questions and comments**

There was a thorough discussion regarding key fobs and the CHA support for some of the smaller HOAs in the community. Other topics were related to the need for more communication between the Board and the membership, specifically, regarding availability of the CHA Minutes, the loss of The Caller newsletter, and neighborhood burglaries. Additional talk about the TxDOT project on 360.

**IX. Next Annual Meeting: Sunday, January 26, 2025**

**Next regular Board meeting: Tuesday, March 19, 2024**

**X. Adjourn:** The meeting adjourned at 8:15PM after a motion by Charles followed by a second from Henry.