

**CASTLEGATE HOMEOWNERS ASSOCIATION
4490 CASTLEGATE DRIVE
COLLEGE STATION, TX 77845**

MINUTES

**ANNUAL MEMBERSHIP MEETING
FOREST RIDGE ELEMENTARY SCHOOL CAFETERIA
MONDAY SEPTEMBER 10, 2012
7:00 PM**

CALL MEETING TO ORDER:

Then meeting was called to order at 7:00 pm by Brice Milliorn the current HOA president. Brice welcomed everyone and thanked them for coming. A quorum was not established. The minutes from the September 12, 2011 meeting were approved, no changes were made. Sam asked for 2 volunteers to count the ballots.

COMMUNITY UPDATES:

Sgt. Lively from the College Station Police Department gave an update on door to door solicitation. He stated that even with the signs posted, solicitors can still come into the neighborhood. The solicitors must have a permit and each person soliciting has to have a permit. He encouraged everyone to call the non-emergency line at 764-3600 for anything they feel needs to be reported. Sgt. Lively explained that Castlegate is in what is considered the "80 beat" and Officer Danny Junek is our beat officer. Lt. Fleeger also addressed the community about recent criminal activity in the area. He said the main crime has been theft. The police department had reported 7 car burglaries thru the end of August and had 7 reports of criminal mischief. He encouraged everyone to lock their doors and leave lights on etc. He said patrol throughout the city is largely based on complaints and accidents. He also mentioned that the department is now down to only 4 motorcycle officers.

He said they are promoting a new program called "Hear it, See it, Report it." This is the program replacing the neighborhood watch program. Saturday the 15th will be the kickoff for National Night out. October 2nd is National Night out.

REPORTS:

President:

Brice gave an update on the community projects the board had addressed through out the year. He said that some replanting had been done along Victoria as well as the Esplanades at Longthorpe, Edinburgh, and Rockcliffe. Replanting was also done at the entrances to Williamsburg and Birmingham, and Wentworth as well as the Main Entrance. Dead trees were removed near the back lake along Victoria, along the walking trail and along Castlegate Dr. The board was able to move forward with approved park improvements at the back lake. We installed 6 concrete bench slabs; we placed 3

benches along the lake. The plan is to add the other 3 benches in 2013. We are in the process of getting bids on the pavilion to be located along the back lake. The board hopes to have the pavilion constructed for Castlegate residents to have gatherings and picnics. The board reviewed all the areas along the walking trails. We got estimates on repairs to the concrete and trail. At this time, it did not seem cost effective to repair only 1 or 2 areas, for cost purposes several areas need to be done at the same time. The board agreed to monitor the sidewalks, if any of these become a safety concern, they will be addressed accordingly. The bridge over the walking trail near Highway 40 is in need of repair. We have several quotes and the job is very costly. The repairs are scheduled to begin soon and the bridge will not be accessible for about 3 weeks. Signs will be posted and a notice will be placed on the website concerning the bridge.

Treasurer:

Ann reviewed the current financials and summarized the expenses thru June 2012. The community seems to be operating within the budget. She explained that the community is aging and some areas are seeing some need for repairs. She explained the fountain repairs had not been as costly due to the fact that we had eliminated the top 2 and were only operating 1 fountain. This has also helped with utilities, etc. We did go over on the tree trimming and removal of dead trees.

Management:

Sandie Miller from HOA Partners introduced her staff of Mary, Justin and Alex. Sandie stated that there are 808 residents and 8 builder lots remaining in Castlegate. The developer still has 4 lots to be developed and 12 lots in the Gardens. We have 817 residents. Rentals are up in the community. Last year at this time we had 47, we currently have 63. We had issued 19 "Notice to Lien Property" letters this year, 18 of these were collected and 1 actual Lien was filed. We were also able to release 3 Liens and collect \$3939.00. She drives the community twice a month, it takes about 6-8 hour to inspect. She takes a photo of all violations. The photos are then sent with the violation notices. Thus far there have been 732 violations issued. The community has collected \$4917.51 in fines.

COMMITTEE ANNOUNCEMENTS:

Spring Festival:

Krystal gave an update on this event. The festival was held Sunday, March 18th from 3-5 at the park. We had an Easter egg hunt, snow cones; face painters, door prizes from Greener Images and Cortier's Realtors. The Easter Bunny was also there. We had about 400 people enjoy the event. We also had great volunteers from Texas A&M MSC Hospitality

Fall Festival:

Krystal updated everyone on this event. It is scheduled for Saturday November 3rd from 4-5:30 at the park. We are planning on having the pumpkin patch for pictures, bouncers, slides, face painting, petting zoo, a train ride around the park, a hay ride, police car, fire truck, door prizes, hot dogs, popcorn, and drinks. Krystal told everyone to mark the date on the calendar and enjoy a great time with your neighbors.

Trash Cleanup Day:

Art gave an update on the Community Trash Cleanup Day. Art said they were able to collect about 40 bags of trash. He had great volunteers and help from the Cub scouts and Brownies. Special thanks were given to ABC Pest Control, Cortiers Real Estate, Greener Images, HEB and Kroger. He said he has plenty of trash grabbers and will let everyone know the date for the next clean up once it is set.

Landscape committee:

Sandie gave this report. There were 6 volunteers to sign up, only 3 came to the meeting and they decided to split up the community and place the signs throughout. Sandie and Justin have been doing it and the Holiday signs will be placed out starting after Thanksgiving. We still have a few gift cards to award the winners.

ACC:

They have approved mostly pools and improvements to current existing structures. They are in need of volunteers.

TOPICS TO DISCUSS

Gas Easement and drainage:

This is an area located between section 5 & 6, it does not belong to the HOA. We usually mow it once a year; we mow it and then the gas company mows it, this alternating plan has been in place for some time. The area needs to be mowed now, we agreed to go ahead and mow it. We will try to mow this area 3 times a year: April, July and October. It cost about \$400.00 each time we have it shredded. There has been some concern over the drainage on Amberly. The extra concrete from the Hwy 40 bridge repair will go to help with this issue. All of the trash feeds to 1 culvert; it had been dredged out in the past. The Newark Culvert is cleaned twice a year. Sandie encouraged everyone to limit watering along the trail as there is water standing from overwatering.

Hwy 40 Entrance:

The HOA did not pay for this construction. This was done by 3D Development. The area looks great at night and is really beautiful. The HOA will be responsible for the electricity and the water for the area. Some concern was brought up about signals at 40 and Victoria. Sandie encouraged the home owners to talk to Troy Rother with the City of College Station. Sandie understood at some point lights would be installed, but is unsure when the city has that planned.

Castlegate II:

We explained that this was not part of Castlegate I. The board did not take the pool annex decision lightly and were very involved. We attended over 14 meetings and discussions relating only to this matter. In the end, we could not support the decision to join with Castlegate II. Brice explained to the homeowners that we as a board, could not sign off on a financial burden that we could not afford. We did take an opinion poll of the community; this involved 2 voicemails, 2 emails, and signage. Only a small percentage of the community voiced their opinion. The pool annex estimates were several million dollars and would not be completed for several years, most likely around 2014. The board had concerns about several issues such as the proposed floating interest rate with a minimum of 6%, the varied cost of the maintenance of the pool facility, the additional increase in HOA dues in addition to the \$200.00 increase agreed upon. The

board was also approached by homeowners who were ready to file a law suit over the fact that when they purchased their home they were told that Castlegate I would never have a pool and there were never plans for a pool. This statement was frequently repeated by the developer. This group of homeowners made the decision to invest in a pool for their own benefit on their property. We proposed a fixed interest rate, a smaller less expensive pool, or a shared pool and the developer said he would not entertain these ideas because without a commitment, he would not know how big to build the pool facility. At the current time, we understand that Castlegate II is moving forward with the pool. They are proposing 630 new homes, within the next 8-10 years. The HOA dues are significantly more expensive. For those wanting a pool, there is a social membership available at Pebble Creek and Traditions.

ANNOUNCEMENTS:

Results of Election:

Krystal Broussard resigned her current position. Brice read the results of the election. The new board will be: Brice Milliorn, Ann Cotton, Sam Kuver, Lorena Spicher, and Kory Ashcraft . The alternate will be Arianne Wiese.

ADJOURNMENT:

A movement was made to adjourn the meeting, the movement was seconded. The meeting was adjourned at 8:17 pm.

Document(s) given out at Meeting:

Ballot

Agenda

Profit and Loss