

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

**MINUTES**

**ANNUAL MEMBERSHIP MEETING  
FOREST RIDGE ELEMENTARY SCHOOL CAFETERIA  
MONDAY SEPTEMBER 13, 2010  
7:00 PM**

***CALL MEETING TO ORDER:***

Then meeting was called to order at 7:10 pm by Mark Spillers the current HOA president. The current board members introduced themselves and stated the positions that they currently held. A quorum was not established. There were 39 votes cast at the meeting and the HOA needed 82 for a quorum to be established. The minutes from the September 14, 2009 meeting were approved. Sandie asked for 2 volunteers to count the ballots.

***REPORTS:***

**President:**

Mark gave an update on the community projects the board had addressed through out the year. He said that the 3<sup>rd</sup> phase of the landscaping on Victoria was completed. The last phase is scheduled for the Fall, funds permitting. He said we had reduced the size for the annual plantings at the entrances by eliminating the need for color to cover the entire flower beds. The color areas were reduced, saving the HOA a significant amount of money. The HOA replaced the dead trees through out the subdivision. The last tree at Alnwick will be replaced in September or October. The parks department repaired the leak in the front lake. We now have a separate water meter to monitor the level of the lakes. The HOA has to pay for all water to fill the lakes. The traffic safety meeting was held to address concerns within the community. The city will follow up with the results later in the meeting. The No Soliciting Signs were installed today at all entrances. Mark explained that Castlegate is on the cities list of communities not to solicit, but it continues to be a problem and we are hoping the signs will help.

**Treasurer:**

Brian stated that in 2009 the HOA broke even and there were some major expenses. There were several costly fountain repairs and the utilities were very expensive. Brian explained that 85% of the budget is mandatory, 10% is upkeep and special projects, and 5% is discretionary, membership events etc. He stated that the HOA is entirely supported by dues and 85% of homeowners paid timely. He explained that there was a system in place to collect outstanding dues and as the money comes in it is tagged for discretionary projects. He said we started the year with 15 liens filed on properties, collected on 7 of them, and will be filing 8 more this month. The HOA financials are posted quarterly on the website. A suggestion was made to try to put something in place with the sprinklers to save on money in the long run. The 2010 budget was on track, about \$75,000 a year

goes to mowing and landscaping, \$48,408 to the management company, \$19,800 for repairs and maintenance to the fountains, \$35,000 for utilities. He stated that the subdivision is 8 years old and there has never been an increase in dues. He advised the residents that the board had voted and unanimously agreed that a \$50.00 increase in dues would be necessary to maintain the quality and beauty of Castlegate.

Management:

Sandie introduced her staff. Pam and Justin were recognized. Sandie stated that there are 817 homes in Castlegate. 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 455 violations issued in 2010. The community has collected \$1,188.55 in fines. Sandie stated that we have only replaced the flags once this year. A homeowner recommended the Texas Tough Flag, and it has worked really well. These new flags are very durable and do not fade. She explained that the gentleman who has been repairing the fountains has been unable to work and she is working on finding someone to help him. She explained that the vault that houses the recycle pump has cracked and flooded, it will need to be repaired. The vault was fixed and cracked again, this time it will need to be moved above ground and may be an expense of about \$20,000.00. She said the fountains in the back lake have had a wiring problem, triggered by a lot of rain. She said that dye has been placed in the water on a regular basis; this makes the water a nice color and helps with fungus.

***COMMITTEE ANNOUNCEMENTS:***

Spring Festival:

Barbara gave an update on this event. The festival was held Saturday, March 27<sup>th</sup> from 3-5 at the park. We had an Easter egg hunt, snow cones, face painter, door prizes from Greener Images and Stover Boys. The Easter Bunny was also there along with trucks and vehicles from the local fire departments and police departments. 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 13<sup>th</sup> from 4-6 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, police car, fire truck, door prizes, hot dogs, popcorn, and drinks. We also are planning on having the Movie in the Park again, a movie has not been decided yet, and if anyone had a suggestion, they were encouraged to let the committee know. Krystal told everyone to mark the date on the calendar and bring your blankets and lawn chairs for an evening of fun.

Trash Clean up Day:

David gave a report on this. It was a lot of fun, another one will be planned for next year.

Landscape committee :

Debbie reported that the Yard of the month is still going and she is looking forward to Holiday Decorations.

## ***TOPICS TO DISCUSS:***

### Walking Path Bridge

A homeowner voiced concern about the safety of the bridge located on the walking trail near HWY 40. The bridge was looked at by Shaw Wulfson, he is an engineer and said the bank is eroding. The rebar is holding. He said we could pump concrete under the bridge this would be very costly. He suggested stabilizing the embankment with sack concrete.

### Mailbox Hit & Run:

This was a concern with a homeowner. We have had this happen on Stonecastle. There is nothing the HOA can do about this. Mark suggested calling the police, it is a Federal offense to destroy a mailbox. The cost to replace a mailbox is typically \$300-\$450.

### Speeding in the Community:

Mark said we would address this concern when we get to Traffic and Safety further down the agenda.

## ***COMMUNITY UPDATES:***

### No Solicitation Signs:

This was addressed earlier; the signs were installed to help with the problem. This may help, if someone does come by, they are to have a permit. It was stated again that Castlegate is on the list as a No Solicitation Community. A homeowner asked about the new development going in next to Castlegate. Mark stated that we know Wallace Phillips has purchased it, we know he is still working out issues with the city, we have talked with him some, however nothing has been set and when we know something we, will let the community know. He said we will call a special meeting at that time.

### HEB TowerPointe Update:

Mike Newcomb with the new HEB was at the meeting. He said the gas station/car wash will be open on 9-22 and the store will open 9-29-10. It will take about 2 weeks to stock. It is a 88,000 square foot facility. The store will have a heavy interest in perishable items, gluten free, organics, fresh bread, cakes and cheeses. They will offer over 300 varieties of cheese and 800-900 items of produce. The store will have an Italian coffee vendor, fresh fruit bar, seafood and a rice cake machine. There will be a drive thru pharmacy and the gas station will have diesel. The store will not be open 24 hours. The hours will be 6:00 am – midnight. There are 632 parking spots and you will be able to get to the store 3-4 ways. He discussed some of what is coming to the area: Spoons, Sport Clips, Subway, Casa Rodriguez, Whataburger, Chic Fil A, Panera, Anytime Fitness, a liquor store and a jewelry store. He said we should expect some coupon mailers coming soon. He introduced Leslie, the store director, and Kim the Community Coordinator.

### Traffic & Safety:

Troy Rother, the City of College Station traffic engineer presented the findings from the traffic survey (s) the city performed. He said the main concern from the initial meeting was speeding. He explained how the surveys work, the days of the week they focus on and how the city evaluates the information it gathers. They studied the intersections of Victoria and Middleham, and Castlegate Drive and Newark. There were no reportable

crashes at either intersection. There is no speed limit sign posted and 85% of those surveyed were traveling 35 mph. The speed limit is 30. He suggested that patrol be increased in the area. A speed study was also done on Newark; the study found that 2-5 people per day were traveling faster than 30 mph. There was no correlation found with Donington and exiting the subdivision. The study concluded that most traffic coming into Donington was staying in the subdivision and not exiting. The Donington traffic was very slow, approximately 1-2 cars every minute. Troy said a multi way stop was not warranted at Victoria and Middleham or Castlgate Drive and Newark. He said if we did want a stop sign placed on Newark at Castlgate Drive, the city would do this, they just requested a letter from the HOA requesting the Stop Sign.

Code Enforcement:

Julie Caler with the city of College Station was present. She said she drives the area once a week looking for city code violations. The city code states that trashcans can not be out before 5 am on trash day, however the city allows 24 hours before collection day and 48 hours after collection to remove the trash can. She said that bulk trash should be placed to the curb no more than 48 hours prior to Friday.

Crime Prevention:

Officer Bain represented the City of College Station Police Department. He spoke about the neighborhood watch program. He said that it requires at least 50% participation of residents; residents must pass a home security test, and use the ID system to engrave valuables. The security test requires 3 inch screws in the plate of the door, a door working door viewer and rail locks on windows. He said the most important thing is to know your neighbors. He said residents can borrow the engravers from the police department. You must engrave your DL# on the items. Do not use any other number. He discussed National Night Out; this event is scheduled for October 5, 2010. The kick off will be at the new Target in Bryan. He said if anyone is interested in the Neighborhood watch program or National Night out, please see him.

***ANNOUNCEMENTS:***

Results of Election:

Brian, Shaw, and David resigned their current positions. Mark read the results of the election. The new board will be: Barbara Von Blankensee, Farrah Spears, Justin Kleeman, Michael Ko, and Krystal Broussard.

Mark then resigned. The new board members were introduced to the residents.

Someone asked about the land that was rezoned from AO to Commercial across from Castlgate. There were no signs posted. Sandie requested the homeowner email her the article or where she saw the information and she would check into it and post an update on the HOA website. A question was asked about the camera at the castle and the security patrol from the past. Sandie explained the patrol did no good and was very expensive. She also said even with the cameras we could not prosecute for theft because we did not actually see the person take the property. She said if you see something suspicious call the non emergency number. Sandie also mentioned that there were only 25 lots left in Castlgate, most of them are in the gardens. Mark said that he understood the concerns with the new development. He assured everyone that as soon as there is

something to report, a meeting would be called but right now a lot was in the hands of the city.

***ADJOURNMENT:***

A movement was made to adjourn the meeting, the movement was seconded. The meeting was adjourned at 9:35 pm.

***Document(s) given out at Meeting:***

Ballot  
Agenda