

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

MINUTES

**MEETING HELD ON THURSDAY, APRIL 12, 2012
FIRE STATION #5**

Members Present: Justin Kleemann, Ann Cotton, Sam Kuver, Lorena Spicher, Krystal Broussard, Brice Milliorn and Sandie Miller and Justin Franklin representing Neighborhood Partners

Proceedings: Meeting called to order at 6:30 PM by Justin Kleemann

Discussion:

A quorum was established.

Justin Kleeman announced to the board that he would be resigning his position as president. Sam Kuver nominated Brice Milliorn to replace Justin Kleeman. Ann Cotton seconded the nomination; the board voted and unanimously approved Brice to replace Justin as the new HOA president. Ann Cotton then moved to nominate Lorena Spicher to replace Brice Milliorn as a director, vice president. Krystal Broussard seconded and the board unanimously approved Lorena to the board of directors. Brice, as acting president, suggested that Justin Kleeman remain as an advisor to the board. This was seconded by Sam Kuver and the board unanimously approved Justin as an advisor.

Review and acceptance of minutes from 1-12-12 meeting. The board reviewed the minutes, Brice moved to approve the minutes as they stand with no changes, Ann seconded the move and the minutes were accepted.

Treasurers Report:

Ann Cotton gave the financial report. She reviewed all Financial Reports; Profit and Loss and the Budget Comparison report. It was noted that the monies held in the item of deed restriction and enforcement will continue to fluctuate as money is billed and collected. It was also noted that the irrigation repairs had drastically dropped thus far. We were on target for the year and following the budget as planned.

Management Company Report:

Sandie reviewed the A/R report; she brought the board up to date on the current liens and the payment status of each. She reviewed A/R at \$25,643.53 and reported that \$9,175.86 of the A/R have liens filed on them. She reviewed the lien status report. She also reviewed the current properties making payments \$1,092.00 for 2012 dues and gave updates on their status. As of April 12, 2012 767 lots have paid to date. There are 2

current foreclosures: 2200 Carlisle and 2461 Newark. We are still in need of 56 email addresses of residents. CCR Enforcement: Sandie reviewed the violation summary. 91 Notices were sent for violations in the month of April. This was down from 144 in March. The majority of the issues continue to be Weeding flower Beds and Mowing yards as well as trash can being screened from the street.

Committee Reports:

Architectural Committee: None today

Common Area: The flags were still in good shape and Todd Knight reported to Sandie that the rope seemed to be holding up as well. The lights are out on the flags again; someone continues to take the bulbs out and water is getting into the sockets. The board agreed to get pricing from several contractors on a more permanent light for the flags. Some of the letters are missing of the realm signs and Sandie is working to have these replaced. The cracks in the concrete on the walking trail were discussed. The board agreed that they appreciate the concern of some residents and will keep a close watch on these and hold off on repairs for now and monitor them. If cracking becomes a safety issue, the item will be addressed again.

Community Events: Spring Festival was a huge success. We had over 300 families come out for Easter Egg hunting, face painting, magnet decorating, petting zoo, train rides, pony rides and snow cones. Trash Clean-up day was a huge success. Art Langrish worked with the community and local scout troops to make this a successful event.

Landscape Committee: Yard of the month is going to try to meet again soon and get this going again.

Membership Committee: This committee has fallen apart. Sandie and Justin have been doing this as new people move into the community.

Unfinished Business:

Walking trail discussion: Justin and Sam walked the trail and agreed to put this project on hold and monitor the cracks. Any safety concerns will be promptly addressed. It is not cost effective to fix one now and one a year from now, and we don't have the funds to fix all of them now. There was some concern over some horses that have been seen on the walking trail. The board agreed to get a better description of the horses as far as color. There are 2 horses that reside across Greens Prairie; perhaps these are the horses that have been rode along the side walk trail and we could speak to the homeowner. If not, we will need more information to proceed with this issue. The main entrance has a few landscaping issues. We need to replace some of the Jasmine and several of the hollies need to be replaced. The total cost is around \$2000.00 for everything. Sam made a motion to move forward with the needed replacements and Ann seconded it; we will move forward with the landscape replacements on the main entrance. The fountains were addressed; a suggestion was made to remove all fountains. We discussed the importance of keeping the water moving and recycling the water from the bottom to the top. The board agreed to move the top fountain to the middle and turn the other 2 off and see how the water flows and moves. We may want to add some aerators to the lakes to keep things moving.

New Business:

We discussed a donation to the cub scouts for the help with the trash clean up. The board voted to send a nice personal thank you note and refrain from a monetary donation to any group for volunteer services. We discussed the drainage off of Amberley. Sam and Brice went out to look are this drainage and provided pictures for the board to review. Sam suggested we have someone come in and trench out the area and this should help the water drain and keep moving. The pipe line easement needs to be mowed. We have a quote for around \$300-\$400 to shred it. This will most likely need to be done every few months. The board agreed to mow it once for now and revisit this again as needed. We reviewed the current fines for violations. Sandie will gather some more information on what other subdivisions are doing and summarize for the board. We agreed that the fine should be adjusted for a repeat offense. Sandie agreed to gather information and summarize it for the board and send it out in an email for discussion.

Adjourned at 8:40 PM

Documents given out at Meeting:

Agenda

Minutes from January 12, 2012 meeting

1st Quarter 2012 Budget/Actual Profit and Loss Comparison

Profit and Loss through March 2012

A/R Aging Summary

Map of Areas to be mowed and Amberley drainage issues

Current Fines and procedures for violations