

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

BOARD of DIRECTORS MEETING MINUTES

**THURSDAY, April 20, 2017 AT 7:00 PM
NEIGHBORHOOD PARTNERS OFFICE**

Board of Directors Members Present

Krystal Broussard, Rebecca Burgner, Joe Guerra, Jared Jones, and Nick McKerman. Management Representation Present were Sandie Miller and Lorena Spicer

Establishment of Quorum

President Nick Kerman stated that we had a quorum was established.

Minutes Approval

Secretary, Rebecca Burgner reviewed minutes from the January 19, 2017 meeting. Motion was made by Joe to approve the minutes. Motion carried.

Treasurer's Report

Treasurer, Krystal Broussard gave the Treasurer's Report on the 1st Quarter Reports. She reported that 91% of Association dues have been collected to date. Currently, there is \$56,545 in the reserve account. Ms. Broussard reported about the recent irrigation repairs. Motion was made by Nick to accept the 1st Quarter, P&L and Balance Reports. Motion carried.

Management Report

Neighborhood Partners, Sandie Miller

- Current balance for violations totals, \$950.61.
- Current dues and finances from association fees totals, \$14,895. A total 61 letters were sent, 42 of those will be past due after 5/5/2017
- Currently there are no liens at this time.

Finished Business

Spring Clean Up

Joe reported there was confusion about how, or if, the volunteers were to be fed. Discussion was held on who is responsible for funding the food. Motion by Nick have the HOA sponsor the food for the next Spring Clean Up and located in a centralized location for all to enjoy. Motion carried.

Spring Festival

Sandie reported that Jenna Cedillo and M³Lea Applewhite coordinated the 2017 Spring Festival. Nick stated he would send a thank you of appreciation to both volunteers.

Unfinished Business

Finishing Tournament

The tournament will be held on June 24th. Nick Romer is coordinating the event. Ms. Miller reported that the lake will be restocked on May 2nd.

Victoria Enhancement Project

Sandie gave a report on the survey sent to the residents regarding Victoria Ave. There were 279 (33%) people who responded to the survey. Out of those responses,

- 30% selected the option: create a living wall using landscaping and maintained by the Association in the common area between the sidewalk and homeowner cedar fencing. This living wall will screen the existing cedar fencing. The approximate cost of the project to install landscaping and modifying the irrigation would be approximately, \$60,000.

- 13% selected the option: Remove the existing homeowner cedar fencing along Victoria Ave and replace with Association cedar fence along the common area. Fence to be 6 f, cedar boards with steel posts. The cedar fencing along Victoria Ave will now be the property of the Association. The approximate cost of the removal of the existing cedar fence and installation of the new cedar fence would be approximately \$60,000.
- 38% selected the option: I do not wish to have the Association do any improvements on Victoria Ave at this time.
- 19% selected the option: I would like the association to install both the living wall and replace the cedar fence, as funds allows.

Sandie reported that the total amount of those in favor of the living wall is 49% (30% plus the 19%).

Discussion was held regarding how to move forward with the project. A recommendation was made to make minor improvements to Victoria Ave with a few plantings based upon the findings with a modified plant list and the need for several quotes from different landscape companies. Recommendation was made to make minor improvements to Victoria with a few plantings and consider beautification options to the back pond which would better impact the community.

Motion was made by Nick to receive quotes, with a max of \$15,000, from different landscape companies to install new plantings on Victoria Ave. Motion carried.

New Business

Land Development Plan for the Margraves

Mr. Guerra gave a report of the latest developments with the Margraves traffic and building development that will be installed across from the main entrance of Castlegate. He reported that he would continue to monitor the situation and report on further developments.

Fish Food Vending Machines.

Jared recommend adding a fish food vending machine at the back lake. Discussion was held on how the vending machines could benefit the community. Motion was made by Nick to install two fish food vending machines. Motion carried.

Beautification of Back Pond

Discussion was held about ideas on how to enhance the back pond for the community to enjoy. The Directors will talk to people in the community to glean ideas for further discussion.

Adjournment

The meeting was adjourned at 7:45 pm.

Documents:

- Agenda
- Minutes from Jan. 19, 2017
- 1st Quarter Profit & Loss Comparison
- P&L Report
- Balance Report