

Castlegate Owners' Association

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July 24, 2008

The Directors held a meeting on Tuesday July 15, 2008 at the Office of Neighborhood Partners.

Members Present: Rick Bennett, Vicki Hillert, Brian Warner, Shaw Wulfson, Molly Johnston, Krystal Broussard and Sandie Miller representing Neighborhood Partners

Proceedings: Meeting called to order at 6:40 PM by the President, Rick Bennett

Establishing a Violation Fine system for CCR violations:

Discussion was held regarding several homeowners refuse to comply with the CCRs. Every month Sandie sends the same homeowner the same violation letter. Several options were discussed. Warning notice to be issued then a \$25.00 or \$50.00 fine be assessed. It was agreed that \$50.00 would be too much to charge. Another suggestion was to create different fines for different offenses.

Finally it was agreed and voted on

Effective today, July 15, 2008

- 1st Offence - Send warning notice
- 2nd Offence - Send Violation notice
This violation is to explain that any future violation, of this nature, will result in a \$25.00 fine.
- 3rd Offence – Send Final notice
Include a \$25.00 fine, and notify that we will continue to apply fines to the homeowner for all similar violations.

Sandie will bring it to the board for future action if the problem and fines continue. Homeowner will then be taken to small claims court if fines are not paid. We will inform the Castlegate community of this new fine policy by posting on the website and advise at the annual meeting.