

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

MINUTES

**MEETING HELD ON THURSDAY, OCTOBER 19 2017
OFFICE OF NEIGHBORHOOD PARTNERS**

Members Present: Nick McKernan, Jared Jones, Krystal Broussard, Kyle Amos, and Lorena Spicher representing Neighborhood Partners

Proceedings: Meeting called to order at 6:33 PM by Nick McKernan

Discussion:

A quorum was established.

The minutes from the previous board meeting held on July 20, 2017 were reviewed. The only change was completing the information on Mike Praytor's last name. Krystal made a motion to approve the minutes with the change, Jared seconded. The minutes were approved.

Treasurers Report:

Kyle Amos gave the financial report. He reviewed all Financial Reports; currently we are operating right on budget for the quarter ending September 30, 2017. Income is within \$413.00 of the total budgeted amount. Fountain and lake repairs have been less than expected thus far. The Victoria tree project was paid from the maintenance account. The HOA is still planning on moving \$10,000.00 at the end of 2017 as funds permit. Kyle reviewed the P&L comparison report as well.

Management Company Report:

Lorena reviewed the A/R amounts.

There are liens out for \$1,537.70, Payments made of \$232.61, Balances due of \$326.98; these reflect finance charges and fines.

There is a credit on the A/R; this is due to over payments and some dues being paid in advance.

Lien Status: There were 4 liens to be filed. 2 of these paid before liens were filed the other 2 properties had liens filed on them.

Statues of Concerns: At the last meeting the board agreed to follow thru with proper paperwork for the removal of the dead tree at 2201 Ravenstone. Once the homeowner received the paperwork, the tree was removed without further action.

The board was also told The Gardens electricity meter has been being billed on the Castlegate utility bill since Wallace turned The Gardens over to them. The Gardens owes Castlegate \$11,000.00, The Gardens will start making payments with interest to Castlegate in January 2018. Castlegate agreed to continue to maintain the area to the left and right of The Gardens entrance and trim the walking trail here as well at no charge to The Gardens. We will not pay to replace the tree that they had to cut down when repairs were done to their entrance gate. This will be the responsibility of The Gardens HOA as we do not own this property.

Finished Business:

The trash cans were replaced along the walking trail; the fish feeder was installed and was also stolen shortly thereafter. The board asked Lorena to check the price of a new fish feeder and also requested she get a quote for installation of a motion activated light. We also discussed possible video surveillance. The grate was replaced on the back pond and the board felt the annual meeting went well. The fall festival was also held October 14, we had a great turnout. There were several families from outside the community and several from Castlegate II in attendance. The board agreed it was a community event and at this time we would allow outside families, if it became too many in the future, we would discuss again.

Unfinished Business:

The board reviewed the Park Enhancement Renderings. We all agreed that these were still not what we had in mind and were missing trees that were to be done. We were in agreement that the planters should mirror those on Victoria and WS Phillips parkway. We also agreed to a more natural free forming stone instead of the rectangular or square blocks shown. Jared and Nick said they will go out and take some photos and send them over to Craig as well as calling to discuss the renderings. We would like to see another rendering once the pictures and discussion are had with Craig.

New Business:

The proposed 2018 Budget was tabled at this time. We did not have all the board members present to discuss and vote on this item.

Adjourned at 7:42 PM

Documents given out at Meeting:

Agenda
Minutes from Board Meeting from July 20, 2017
P&L and Balance Sheet as of 9-30-17
2017 Budget/Actual Profit and Loss Comparison
Proposed 2018 Budget
2018 Calendar of Meetings
Contact list of Board Members