

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

MINUTES

**ANNUAL MEMBERSHIP MEETING
FOREST RIDGE ELEMENTARY SCHOOL CAFETERIA
MONDAY, SEPTEMBER 12, 2011
7:00 PM**

CALL MEETING TO ORDER:

The meeting was called to order at 7:12 pm by Justin Kleemann, current HOA president. Mark Spillers was introduced as a proctor as well as the introduction of Cully Lipsey who is the attorney for the HOA. The current board members introduced themselves and stated their positions. A quorum was established with 169 votes. The minutes from the September 13, 2009 meeting were approved. Sandie asked for 2 volunteers to count the ballots.

COMMUNITY UPDATES:

Tower Pointe Update

Robert Young with the Oldham Goodwin group visited. He said a few of the planned businesses have slowed up a bit. He stated that building 28 only had 2 vacancies and that thus far contracts with Spoons, GNC, the Pool Guy, Sports Clips, and Chrome have been filled. He stated that the north area across Arrington was available. There looks to be a few more medical buildings and banks on the horizon as well. He stated that they are working hard to get Casa Rodriguez, McDonalds, Taco Bell, Verizon, and AT&T.

Park and Recreation

Pete Vanacek stated that they are supposed to be mowing about 2 times per month on Thursday and watering 2 times per week with 30-40 minutes a zone. They are still maintaining the tennis courts, playground equipment, and the front lake just not the fountains or the back lake as those are owned by the HOA.

Code Enforcement

Julie Caler stated that the main issues they see and enforce are weeds, grass, and trash being left out. She stated that we are not to put trash out 12 hours before the pickup day or 12 hours after pickup time. She also stated that the bulk trash should not be put out more than 48 hours before scheduled pick up, though they are reasonable with certain instances.

Traffic and Safety

Lt. Anderson from CSPD community services spoke. He stated that one of the most important things that you can do to protect you home is to close garage doors as thieves' case homes that way. 9-12% of home burglaries occur because garage doors are left open. Always lock doors of cars and take valuables out. He also spoke about door to door solicitations and the fact that they have to have a permit and have to leave if you ask them too even with a permit. He also stated they will come and do a home security survey if you would like. It was also mentioned that National Night Out is October 4th this year. He said that we are the only ones that can protect our neighbors so always call if you see anything questionable in the neighborhood. They have also put in 2 stop signs at Castlegate Drive and Newark Circle as well as Donnington and Newark Circle.

Reports:

President:

Justin updated the projects completed:

1. Moved the recycle system for front lake fountains above ground, fenced and landscaped surrounding areas
2. Removal of silt build up in the Front lake (top)
3. Planted area to the right of Castlegate Drive before the 4 way stop
4. Repaired and replaced fountain motors at: Main Entrance (middle lake & bottom lake)
5. Replanted the landscaping around utility box and ground cover at *Sec 8*
6. Ground Light Fixture on the entrance flags, plus we replaced the rope on the flag poles
7. Planting along Victoria Ave. – Final Phase
8. Landscaping Improvements
 - Mulched the entire community's common areas during the Spring
 - Converted all irrigation timers from battery operated to solar powered
9. Dead trees removal:
 - Carlisle Ct. near HWY40
 - Near Back Lake along Victoria Ave
 - Walking Trail near Forest Ridge Elementary
 - Miscellaneous trees along Castlegate DrRemoved dead trees and landscaping, will replant in fall or early spring
 - Crayke Esplanade
 - Castlegate Drive
10. Removed of dead wax myrtles along Castlegate Dr between Greens Prairie Rd & Section 4 entrance and across from City Park
11. Christmas Decoration – Replaced lighting and will add decorations at Donnington and Amberley this upcoming season

Treasurers:

Krystal stated that for 2010 we ended with \$676 left over after all expenses. For 2011 we didn't budget enough for utilities. This year we purchased more Christmas decorations for Amberly and Donnington. The fountain repairs were also a large expense. We were close on the irrigation and trees since we had to stop some of the tree replacement and removal of trees due to the drought. Highway 40 entrance we budget for, however Wallace Phillips is now doing it, so we should make it through the end of 2011 without any problems.

Management:

Community Progress

Sandie stated that we have 813 homes sold with 805 occupied, and the developer has 20 lots half of which are in the Gardens. We also have 47 rentals in the community.

Liens

17 collection notices were sent. We collected from 12, filed 5 liens. We have collected \$8,641 from 4 previously filed liens this year. Foreclosures are a problem; HOA expense mowing lawns the front yards only. Recovers when property is sold and Lien is satisfied.

Enforcement Letters

We had a total of 569 violations issued and they were stated in the agenda. We collected \$1,698.76 from violation fines.

COMMITTEE ANOUNCEMENTS:

Community events

Krystal said the Spring festival was April 17th. We had a great turnout and enjoyed the Easter Bunny, egg hunt, petting zoo, pony rides, face painting, and balloons. The Fall Festival is planned for Saturday, November 12th from 4-6pm. We will have bouncers and a slide, petting zoo, hopefully the train again, popcorn, hotdogs, and drinks. Krystal announced that we really need volunteers.

Community Trash Clean-up Day

Art said the event was March 5th and we had a great turn out. Cortiers real estate provided water, ABC pest gave trash bags, Joy Caldwell, Realtor, gave financial support, and the Cub Scouts helped a lot. He announced that the event this year will be February 25th

Landscape Committee

We had no one volunteer for this committee, so Sandie and her assistant, Justin, took over handling yard of the month may-July. It has now been tabled until we get more help. Sandie suggested we ask for volunteers from each Realm so that it is not so overwhelming. We also need some volunteers for holiday decorations awards as well.

Architectural Control Committee

JR announced that the majority of the things they saw this year building pergolas, pools, solar panels, and the expansion which Wallace will address later in the meeting.

Membership Committee

Ron Mack has done it for a few years now and has retired from that position. Damon Lazarine and Farrah Spears will now take over this position with the welcome bags.

TOPIC TO DISCUSS:

Amendment to CCRs

This amendment was a result of numerous owners concerned with college students moving into the neighborhood. The amendment did not pass as there needed to be a vote of 60% of the community to amend it, so the amendment was tabled. The main issues homeowners posed were the fact that the occupant group needs to be defined. Owners were concerned that the amendment written as it is would mean that a renter had to be related to the owner of the property which is not realistic. We discussed that there are other ways to stop some of the parking issues and noise that comes with college students such as calling the police and fining the owner of the home for parking, noise, and trash violations. A few owners stated that they would prefer earlier notice about the meeting instead of signs the day before the meeting as well as meeting prior to a vote so people understand what the vote means.

Expansion of Castlegate

Wallace and Dusty Phillips said that the new phase is coming along with lots being around the same size as Stone Castle Cir. There will be expansion of the entrance at Hwy 40 at Victoria there will be another major entrance to Castlegate expansion on Greens Prairie. They brought renderings of the expansion entrance as well as the lots for the owners to preview.

ANNOUNCEMENTS:

Results of the election

Justin Kleemann announced that the elected board will be Justin Kleeman, Krystal Broussard with Brice Milliorn, Ann Cotton, and Sam Kuver as new directors. Lorena Spicher will serve as an alternate.

ADJOURNMENT:

Justin moved to adjourn the meeting, Krystal seconded it. The meeting was adjourned at 8:51pm.

Document(s) given out at meeting:

Minutes

Agenda