

**CASTLEGATE HOMEOWNERS ASSOCIATION
COLLEGE STATION, TX 77845
MINUTES
ANNUAL MEMBERSHIP MEETING
CASTLEGATE II EVENT CENTER
MONDAY SEPTEMBER 10, 2018**

CALL MEETING TO ORDER:

The meeting was called to order at 7:00pm by Nick McKernan, the current HOA president. Nick thanked everyone for coming. A quorum was not established at this meeting. Krystal Broussard asked everyone to review the minutes from the last HOA meeting that was held on September 11, 2017, the minutes were approved, no changes were made. Nick recruited 2 volunteers to help count the ballots and explained that we had 3 positions to fill on the HOA board.

GUEST SPEAKER:

Jennifer Nations, The Water Resource Coordinator with the City of College Station was our guest speaker. She discussed how to water your lawn and when to water your lawn. She explained if it rains more than an inch, to turn your sprinklers off for a week. She brought rain gauges from Brazos Valley Water Smart to give to those in attendance and encouraged everyone to sign up for their weekly email. The email reports rainfalls around town and tells you when and how much to water. She also brought a few soil moisture meters. She explained that she is on a team with a few others from the city planning and service departments to help resolve some of the drainage and irrigation issues being reported. They are working as a team to offer irrigation workshops and free irrigation inspections. They are focused on educating the homebuilders and helping any homeowner with irrigation or drainage issues. She mentioned that all new sprinkler systems installed from 2009 or later must have a rain sensor. She did say that most city properties have the rain sensors on them as well.

REPORTS:

Treasurer:

Kyle Amos, the current HOA board treasurer, was unable to attend the meeting so Krystal Broussard reviewed the 2018 financials thru the second quarter. She stated at this time, 91% of the homeowners had paid 2018 dues. We were operating under budget on the fountains and lakes as well as with the utilities. We were a little over on irrigation repairs but most of those repairs had been done and no further repairs were needed at this time. Overall, we were operating right on track for the year and hoped to move \$10,000.00 into the maintenance account at the end of 2018. The 4 planters with the rocks and landscaping at the back lake and the hydro seed project at the back lake will be paid from the maintenance account. As of June 30, 2018, the balance in the maintenance account was \$46,052.32.

Management:

Sandie gave the management report. Currently the breakdown on the 834 lots is as follows: the number of residents is 726; the number of rentals is 102; there are 6 weekend homes and 0 lots left to build on. She stated there are 4 new liens in place for nonpayment of dues and we were able to collect on 1 lien from the past. She said they are doing regular inspections, if you see something that doesn't look right, please let her office know. She encouraged everyone to keep their contact information up to date. She also advised that emails will go out in December with the billing for 2019.

COMMITTEE ANNOUNCEMENTS:

Architectural Control Committee Jared gave the report for Doris. He reported the ACC has approved 2 pergolas, an 8 foot fence, 6 pools, 2 shed, 1 dog kennel, and a patio addition.

Fishing Tournament Jared reported this was a great success. We had 126 people register and about 100 show up and fish. Lunch was provided as well as a t-shirt and prizes for all ages.

Trash Clean Up Day, Nick said this went great! It was very cold and wet but successful. There were about 26 participants and chicken oil provided a meal.

Fall Festival Krystal reported this is scheduled for Sunday October 14th from 3:30-5:30 at the Castlegate Park. Krystal asked for volunteers and encouraged all homeowners to attend.

Landscape Committee/Yard of the Month Lorena reported for Dennis, he is still doing the yard of the month. He is doing a fantastic job and there are 2 homes a month being recognized. They receive a \$25.00 gift card and are recognized on the website.

COMMUNITY UPDATES:

Nick gave an update on the completed community projects the board had addressed throughout the year. He stated we had done completed the 4 planters at the back lake along with some trees and water oaks. We had had a lot of positive feedback on this project and they looked amazing. We also had participated with the boy scouts on their flag program. Flags are being flown around the community on holidays at all the entrances and along Castlegate drive. We also hydro seeded the back lake area. We had the ground tilled up and 7-8 loads of top soil spread so the hydro seed would take off. We also installed a new fish feeder along with a motion sensor light and a security camera along with a sign. The previous fish feeders (2) were both stolen.

NEW BUSINESS:

We discussed continuing to beautify the back lake area. Some discussion was had about a butterfly garden. Nick explained that the area around the front lake belonged to the city of College Station, the benches and trees were their responsibility. We are responsible for the water levels. A resident requested that we try to keep all the colors of the bulbs lighting the Castlegate signs on Greens Prairie and Hwy 40 the same, perhaps all the cool white color.

TOPICS TO DISCUSS:

There were no Topics to Discuss submitted. Nick opened the discussion up to the floor. One resident asked about a right turning lane being added at Victoria and Hwy 40. Sandie explained this was really a TXDOT issue and she would be happy to send an email over and start the discussion. Another resident suggested we may need to clear out the culvert under the bridge at Hwy 40, he noticed when it rains there is some overflow in the area when it rained. There was also discussion about parking on the street. It was suggested to use the "see, click, fix" App the City of College Station has. A resident mentioned they have had great luck using the App to report things to the city. It was also suggested if we could look into putting sidewalks on Kendall Green and making new signs about the annual meeting. The gentleman suggested posting them about a week in advance to possibly get a better turn out from the community at the annual meeting.

ANNOUNCEMENTS:

Nick read the results of the voting. The new board will be Doris Guenter-Guetersloh, Chad Applewhite, both serving their 2nd term. Also serving will be Krystal Broussard, Jared Jones, Denise Woodard. We will have Jason McConnell and Bahman Yazdani as alternates.

ADJOURNMENT:

A movement was made to adjourn the meeting. The meeting was adjourned at 8:06pm.

DOCUMENTS GIVEN OUT AT THE MEETING:

Ballot/Agenda

Minutes from 9-11-17 meeting

2018 Profit and Loss Comparison as of 6-30-18

Summary of Violations