

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

MINUTES

**MEETING HELD ON THURSDAY, OCTOBER 11, 2018
OFFICE OF NEIGHBORHOOD PARTNERS**

Members Present: Jared Jones, Krystal Broussard, Chad Applewhite, Doris Guentner and Sandie Miller and Lorena Spicher representing Neighborhood Partners

Proceedings: Meeting called to order at 6:52 PM by Jared Jones

Discussion:

A quorum was established.

The minutes from the previous annual meeting held on September 10, 2018 were reviewed and approved via email on October 1, 2018.

Jared motioned to approve the minutes, and Denise seconded the motion. The motion carried.

Treasurers Report:

Krystal Broussard gave the financial report. She reviewed all financial reports and stated we showed to be right on track ending the third quarter. Income was right on track as well as expenses. The fountains and lakes have about \$12,000 budgeted for general repairs that have not been needed thus far. These funds will be used for other projects if not needed for the fountains. The board agreed to discuss some upcoming needs later in the meeting. Krystal clarified the \$-480.00 in accounts payable as checks that were written ahead of time to cover the fall festival cost.

Currently the Maintenance account has a balance of \$36,732.71. Krystal confirmed that \$5000.00 was moved into this account earlier this year from the remaining funds from 2017. The Hydro seed project (\$9,348.13) funds were transferred from this account to pay for this project. The cost to finish the rock project was \$14,333.00. This money was not moved from the maintenance account and this project was paid with current funds in the checking account. Krystal had Sandie move this expense from Community Improvements to the special project account. Thus, the only thing in the community Improvement account is the Victoria Tree Enhancement Project. The other 2 projects (Back Pond and Hydro seed) are in the Special Project account. Chad made a motion to approve the financials, Doris seconded, and the financials were approved.

Management Company Report:

Review of A/R:

Sandie reviewed the A/R amounts. There are 3 new liens in place and \$334.67 balance due in finance charges, collection fees and fines.

Lien Status: There are currently 3 liens in place. The liens were filed on:

2409 Stone Castle, 4207 Middleham, 2437 Newark.

Property Status of 834 lots: We still have 0 builder lots in the Gardens, 727 lots owned and lived in by the homeowner, 101 Rental properties, 6 Weekend homes

Statues of Concerns: Kathy Anders, a Castlegate resident, sent an email to the HOA office about the rezoning for Castlegate. The board agreed to invite her to set up a table at the Fall Festival and allow those interested to sign the petition to stop Castlegate from being split up and rezoned. We also agreed to post the dates of the next CSISD meetings if residents would like to attend on the HOA website.

Committees:

Fishing Tournament:

Yard of the Month: Dennis is doing a great job with this and it is going strong.

Fall Festival: Krystal said it is set for this coming Sunday, everything is ready, the city is supposed to be fixing the electrical outlets by the tennis courts, they were not working as of today.

Finished Business:

Annual meeting completed

Unfinished Business:

The Castle is set to turn over to the HOA in January of 2021. The building will need to be rezoned and we will need to budget for this cost. We will need to have an inspection done on the Castle, this is something we will address once we get closer to the time probably in September of 2020.

We discussed the drainage at WS Phillips into the back lake. There are 2 quotes to clean the area out, Greener Images \$1,244 and Ranch Services \$2,440. This needs to be done to keep the water flowing, once completed we will maintain the area and keep it clean. We also may need to have a metal grate made to stop the trash coming from Castlegate II. We said we will have Greener Images do the work, but we will wait to vote on it until later in the fall and make sure we have plenty funds to cover it.

We also discussed the drainage problem at 4409 Amberly and 4407 Amberly. This is an area that we must address every couple of years. We have 2 quotes: \$4,850 from Ranch Services and another from Moritz Services with 3 options \$2,545, \$12,535, \$9,025. The board discussed the quotes in depth and Krystal made a motion to move forward with the Ranch Services quote, Chad seconded it. We discussed the walking trail and the sidewalks that were not level. We had someone come out to look at the sidewalks and

they couldn't find the uneven area. We decided to table this for now and revisit it again later.

New Business:

The budget was reviewed in depth item by item. The Landscape Assessment is \$7950. We agreed to leave it on the 2019 proposed budget. We may be able to tackle some of it before 2019. The Williamsburg drainage issue we will address in 2019. Jared motioned to approve the 2019 budget and Chad seconded.

Adjourned at 8:34 PM

Documents given out/emailed prior to Meeting:

Agenda

Minutes from September 10, 2018

P&L and Balance Sheet as of 9-30-18

2018 Budget/Actual Profit and Loss Comparison

2019 Proposed Budget