

**THE GARDENS OF CASTLEGATE  
OWNERS ASSOCIATION  
COLLEGE STATION, TX 77845**

**ANNUAL MEMBERSHIP MEETING MINUTES**

**Wednesday, October 17, 2018 AT 5:00 PM**

**Neighborhood Partners Office  
College Station, TX**

**Directors Present**

Rob Yuker, Tom Melia, JR Torres, Autumn Biggers along with alternate, Dail Cotton, and Sandie Miller and Lorena Spicher representing Neighborhood Partners

**Establishment of Quorum**

A quorum was established  
Rob called the meeting to order

**Review/Acceptance of Minutes**

Reviewed notes from July 25, 2018 meeting and minutes from the annual meeting on September 12, 2018

- JR motioned to approve
- Tom seconded

**Treasurer's Report**

Reviewed financial reports and 3<sup>rd</sup> quarter comparison reports  
Discussion on options to reduce note to Wallace. The annual payment of \$2k includes 7% interest.  
Discussion on paying electric quarterly with no interest at \$154/month

- Rob called for motion to approve reports
- Autumn seconded

**Management Report**

Reviewed management report  
Residents are continuing to park in guests parking spaces. Directors will monitor and address issue directly with those residents who continue to use the guest parking. One option is to add signage to the spaces indicating it is for guests only.

**Finished Business**

Gate is still functioning properly  
Landscaping committee has been formed and will work on a plan for the entrance

**Unfinished Business**

Options for landscaping at the Garden's entrance. The committee will submit recommendations to the board.

**New Business**

Directors reviewed proposed 2019 budget line-by-line.

- Goal was to find funds to move forward with needed improvements for the neighborhood and ensure there was no waste

- Due to amount of money pulled from all of the available accounts to fix gate, there is no money available for new/future projects. Some of the needed projects are road improvements at entrance, landscaping at entrance, fountain repairs, etc.
- Gate remote operators – there are still several left over from box ordered last year. The price of these are used as a source of income in the budget if they are purchased by residents.
- The fountain continues to get clogged. Dail is going to research fence options to place around the pump to prevent clogging.
- Lorena is double checking the price estimate for the 5 junipers that can be planted at the entrance. All directors agreed to review pricing for larger junipers.
- Lorena will ask Craig/Greener Images about re-running sprinkler system in front of 4312 Velencia. Current residents are watering common area in front of house.
- Anco is current insurance provider and historically have provided the best rates.
- Discussion on needed improvements and ideas for obtaining funds for these continued
- JR motioned to increase annual dues by 10% (\$163 increase per house)  
Rob seconded. All directors agreed and none opposed
- Rob motioned to provide \$1,200 to landscaping committee from 2019 budget  
Tom seconded

## **Adjournment**