

MINUTES
CASTLEGATE OWNERS ASSOCIATION
DIRECTORS MEETING
Thursday November 12, 2015
Office of Neighborhood Partners

Members Present:

Michelle Pannell calls the meeting to order at 6:34. The board members in attendance were Krystal Broussard, Steve Santos, Nick McKernan, Joe Guerra, and Sandie Miller from Neighborhood Partners. Michelle establishment of quorum.

Review/Acceptance of Minutes

Reviewed minutes of October 22 meeting, only change was location. Minutes were approved.

Management Reports

Sandy reviewed A/R accounts, past due balance \$1,967.99. Sandy reviewed 2016 calendar, updated board on lien status, board discussed 4212 Ludlow commercial vehicle without tags.

Finished Business

The "No motorized vehicles" signs were installed.

Unfinished Business

Proposed 2016 budget, Krystal proposed the 2016 budget for the review of the board. She also discussed the remaining expenses to be paid in 2015 and the possibility of being able to transfer and extra \$15,000 into the money market account. The board discussed the maintenance of the Amberley common area, the board approved two cuts a year. The board discussed in detail the fencing along Victoria Drive. All quotes included 2,800 feet of fence, 6 foot cedar posts, 3 rails, galvanized steel post and brackets. All posts set in concrete. Cost included labor and tax. All contractors are insured; estimates were as follows:

Ace Fence \$46,340

Aggieland Fence \$40,600 (Did not come out and look at job)

Brenner Fence \$50,400

Sanchez Landscaping \$47,955

Wood Fence \$47,000

After discussion, Michelle motioned to approve the budget without the fence, Krystal Broussard seconded, all approved. The board wanted to reconvene in January, gather more information on the fence and vote on moving forward with the fence at that time... Funds permitting.

New Business

Board discussed accepting on-line/credit card payments. Steve Santos suggested collecting the cost to be added to the amount due, not a rounded up or down amount. The home owners would cover all costs involved to the HOA when using a credit card. Nick McKernan motioned to approve, Michelle seconded, all approved. Next meeting to be held on January 21, 2016.

Adjournment

Michelle made the motion to adjourn the meeting, Steve Santos seconded, all approved. The meeting was adjourned at 8:00 PM.

Documents

The agenda and the minutes from October 22 meeting.

Proposed 2016 budget

2015 expenses remaining