

Castlegate Homeowner's Association Board Meeting

January 10, 2019

Meeting called to order: 6:33 pm

3 Residents addressed the board over concerns regarding a tree cut down behind the resident's fence, in a common area. Residents were offered an apology. The board agreed that a tree will be replanted in its place.

Residents also brought to the board's attention a drainage issue behind their houses. The clogged area smells as does the sewer drain (water sits in it).

City was called and screwed down a manhole cover that was missing screws. The screws are missing again. Safety issue.

The board agreed that we need to do some extensive cleaning up behind their houses to fix the drainage issue. Jarod is collecting quotes.

Sandy is going to contact the city regarding the manhole cover and drainage issue.

Resident behind house #20 does not want her tree touched.

Board agreed letters or emails will be sent to residents who may be affected by drainage cleanup. If resident does not want a tree or similar object touched, Castlegate will create a waiver/assumption of risk.

Any future instances that is not normal maintenance, must be brought to and approved by the board. This includes but not limited to: cutting of trees, removal of brush behind resident fences, etc.

Meeting with residents ended at 7:14

A motion was made to NOT move funds by Jason and carried by Bahman

Board agreed to not spend money that is not general maintenance. The board MUST be presented and approve all requests prior to work being done or agreements made. Quotes will be presented to the board for approval.

Financials were approved

Documentation:

Permanent retention: certificates of formation, bylaws, restrictive covenants, and all amendments to the same

All other documentation: will be kept for 7 years then destroyed

Yard of the Month: Dennis Lux is currently deciding if he would like to continue on the Yard of the Month Committee.

Board decided:

Provide Dennis with a \$25 gift card as a thank you for all his hard work and service

Yard of the Month will be April-December

Names of monthly winners will be posted to website by 3rd working business day.

Only 3 \$25 cards will be provided per month

Spring Festival will be held April 7th 2-4 pm. Krystal and Denise will head up the festival.

Fishing Tournament is April 13th. Jarod is heading that committee.

Board discussed the castle and its resident. Sandie will send a letter to resident of the castle asking for proof of current insurance and to be notified if insurance were to be canceled.

Board agreed to table:

Drainage at WS Phillips and Victoria Ave til more quotes come along

Sidewalk issue brought forth by a resident. Photo evidence provided by Jarod's physical inspection showed that it is a minor issue at this time.

Fencing for residents along 40 will be addressed in the next board meeting. It will need to be put in the budget within the next couple of years.

Power washing of Castle entrance and 40/Victoria entrance.

Drainage at bridge on Castlegate Dr

Standing water along walking trail behind 2147-2151 Rockcliffe. This is an old issue coming from resident's yard (water run off).

More quotes will be obtained for replacing lights on 40

Christmas bow quotes are being obtained by Denise

Board reiterated that all decisions should be brought to and approved by the board. The goal is to be proactive rather than reactive.

Meeting ended 8:53 pm