

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

**MINUTES**

**MEETING HELD ON THURSDAY, JULY 11, 2019  
OFFICE OF NEIGHBORHOOD PARTNERS**

**Members Present:** Jared Jones, Denise Woodard, Bahman Yazdani, Chad Applewhite via Facetime Sandie Miller representing Neighborhood Partners

**Proceedings:** Meeting called to order at 6:30 PM by Jared Jones

**Discussion:** The minutes from the previous board meeting held on April 11, 2019 were previously approved via email. Jared motioned to approve the minutes, Doris 2nd the motion, the minutes were approved and posted on the website.

**Treasurers Report:**

The 2<sup>nd</sup> quarter financials were reviewed and approved by Krystal. Sandie emailed all the directors the financials. Questions were reviewed and the financials were approved.

**Management Report:**

Sandie reviewed the A/R amounts. The past due balance is \$5,032.12.

Lien Status: liens filed this month.

**Statues of Concerns:**

4405 Danby – Trees trimmed behind his fence

2461 Newark – dumping by fence contractor, area was cleaned up after notice was issued

Pond Algae from not maintaining the pond dye, photos reviewed

**Committees:**

- Yard of the Month – Sandie reported that Dennis was doing a good job, gift cards are being issued monthly
- Fall Festival – no volunteers to head up yet; will be brought up at meeting Sept 9th location TBA
- Fishing Tournament – Jared advised that the event has been tabled until we can figure out what is happening with fish population, Denise volunteered to call the Game Warden
- Spring Clean Up – Denise came up with the idea to connect Spring Clean Up and the Big Event together. Denise will create a report and submit to Big Event January 1st. Volunteers from the community will be needed to set up/correlate food, drinks, collecting trash, directing volunteers. This will be a several hundred-person project.

**Finished Business:**

Belvoir – willow trees removed including under brush

Carlisle – overgrowth removed, and dead tree removed

Rockingham – dead trees removed

Replace Hwy 40 lights to LED and mounted on the wall

Hwy 40 Entrance - power washed

Castle entrance needs power washed Jared will call Wallace again to check status

Drainage from gas easement incl removal of over growth

Fencing on flume from WS Phillips to back pond

Flag Pole rope replace by the CS Fire Dept

**Unfinished Business:**

Christmas bows: Denise has contacted and waiting to hear from vendor. Email sent again 7/22. Cost is \$900. Discussion was held on payment. Motion to purchase bows from Etsy by Bahman and Jarod second the motion. Board asked if vendor could place wire around bows to attach to wreaths.

Annual Dues – continued violations for nonpayment. Sandie viewed the 80+ owners that have continual went into collection each year, some dating back to 2011. Continued Violation Policy was reviewed. Jared motioned to moved forward with the association attorney approval. Bahman seconded the motion. The motion carried.

Overflow from the Castlegate II Pond – Discussion was held and photos reviewed of the growing algae and lilies into the Castlegate pond due to the lack of maintenance at Castlegate II pond. Jarod will attend CGII board meeting to discuss CGII taking responsibility for their pond and the damage it causes to our property.

#### **New Business:**

Landscape Bids – discussion on pricing and service was held on the bids submitted. Motion was made to retain Greener Images as the community landscape contractor with a meeting of the directors with Craig to discuss their expectations and areas that they would like to see attention given.

#### Projects for 2020 Budget

- Landscape committee proposals – Discussion held on proposed projects; eyebrow plantings, butterfly /wildflower garden area gravel walking path. Budget \$15,000 in 2020
- Recycle Pump – Sandie showed photos of the existing recycle system. Discussion was held that is time to replace with updated system. A meeting to be set up to meet on sight with contractors for pricing.
- Pipe Gate between Amberley and Stone Castle – Discussion was held, and board voted to contract this gate to be installed with 2019 budget, so to secure Amberley remains a cul-de-sac and not a through street.
- Drainage at bridge on Castlegate Dr – Discussion held. Budget \$5,000 for cleaning area in 2020
- Standing water along walking trail behind 2147-2151 Rockcliffe. Discussion held. Sandie to get bids to install run off of the standing water. Add to 2020 budget

#### Annual Meeting

Discussion held on returning directors and those who have completed their term. Denise volunteered to post on NextDoor asking for board member applications. Jarod suggested we have 'door prizes' for those in attendance of the Community meeting. Discussion was held. Jared motioned to have 9 gift cards to local restaurants as 'door prizes' Bahman seconded, the motion carried. One is \$100 and the rest are \$50 each. Denise will post on NextDoor closer to meeting time encouraging attendees. Denise brought up questions about a FAQ on the website, a version could be passed out at annual meeting. Discussion held to direct people to the association website.

Meeting Adjourned at 8:45pm

#### Documents:

Agenda

Emailed: 2<sup>nd</sup> qtr financials