

**CASTLEGATE HOMEOWNERS ASSOCIATION
COLLEGE STATION, TX 77845
MINUTES
ANNUAL MEMBERSHIP MEETING
FOREST RIDGE ELEMENTARY SCHOOL CAFETERIA
MONDAY SEPTEMBER 9, 2019**

CALL MEETING TO ORDER:

The meeting was called to order at 7:01pm by Jared Jones, the current HOA president. Jared thanked everyone for coming. A quorum was not established at this meeting. Jared advised that the meeting will proceed as an informational meeting only.

Denise Woodard asked everyone to review the minutes from the last HOA meeting that was held on September 10, 2018, the minutes were approved, no changes were made.

GUEST SPEAKER:

Lacey Livey, The Marketing Manager with the City of College Station was our guest speaker. She discussed the newly renovated www.cstx.org website.. She brought pens and refrigerator magnets to those in attendance and encouraged everyone to sign up for their neighborhood email: www.cstx.org/neighbor . They provide information about what is taking place around town and our neighborhood. They also provide welcome baskets for new neighbors. She stated that you would email her through the website. Lacey creates the welcome basket with city information. You are responsible for picking up and delivering said basket to your neighbor. Lacey mentioned these baskets are a great way to get to know your neighbors.

National Night Out is the first Tuesday in October. You can register your street/realms/etc. with the city. By doing so, you can request a police officer or any other city official to attend your "night out." www.cstx.org/nno

Lacey mentioned the website seeclickfix.com for reporting traffic issues (speeding, running stop signs, parking nuisances, issues with the tennis courts/park/play area, etc).

REPORTS:

Chad Applewhite, Vice President recruited 2 volunteers to help count the ballots and explained that we had 3 positions to fill on the HOA board.

Treasurer:

Krystal Broussard, the current HOA board treasurer, reviewed the 2019 financials thru the second quarter. She stated at this time, 99% of the homeowners had paid 2019 dues. We were operating slightly over budget due to several emergency repair projects. Several projects need attention keeping us from being able to transfer the normal \$10,000 to our emergency fund. As of July 1, 2019, the balance in the emergency account was \$36,800.

Management:

Sandie gave the management report. Currently the breakdown on the 834 lots is as follows: the number of residents is 732; the number of rentals is 94; there are 8 weekend homes and 0 lots left to build on. She stated there are 8 new liens in place for nonpayment of dues and we were able to collect on 3. She said they are doing regular inspections, if you see something that doesn't look right, please let her office know. She encouraged everyone to keep their contact information up to date. She also advised that emails will go out in December advising the date that the Annual billing for 2020 will be emailed.

COMMITTEE ANNOUNCEMENTS:

Architectural Control Committee: Doris reported the ACC has approved 1 fence extension, 2 pools, 3 sheds, 1 playhouse and 1 solar panel.

Fishing Tournament: Jared reported this will be postponed allowing the fish time to grow.

Trash Clean Up Day: Denise reported Spring 2020 Clean Up Day will be connected to Big Event, allowing for many student volunteers to attend. If anyone would like to volunteer to help with any aspect, including donations for food, paper products, etc.

Fall Festival: Krystal reported this is scheduled for Saturday November 9th from 3:30-5:30 at the Castlegate Park. Krystal asked for volunteers and encouraged all homeowners to attend. Volunteers are still needed to help clean up after the festival.

Landscape Committee/Yard of the Month: Dennis, asked for nominations for yard of the month. Anyone wanting to nominate a neighbor/yard may send an email to the HOA. Dennis was excited to draw the year end Yard of the Month door prize for \$200. Residents who had won in the previous year and were present, were eligible for the prize. He was applauded for his continued selfless service.

COMMUNITY UPDATES:

Jared gave an update on the completed community projects the board had addressed throughout the year. He stated that the debris from Castlegate II pond flowing into our back pond on Victoria, continuing into the tributaries, has caused quite a debris problem. Bids are currently being collected. One citizen expressed her concern over the debris in the tributaries that is on owner properties. Owner stated that it is unsightly and continues to build up, including standing water attracting many mosquitos. Jared will look into the concern and walk the area.

- Brush has been cleaned and trees removed in the common area between fences on Belvoir; removed dead trees in common areas on Rockingham, Stone Castle, Castlegate & Victoria; removed dead trees and brush from the entrance of the runoff drain on Carlisle.
- Replaced lights at the Hwy 40 entrance.
- Dredged drainage flume:
 - off Amberly and graded to creek—removed small trees and overgrowth
 - off Newark—removed small trees, mowed down grass
 - at bridge under WS Phillips
- Removed brush and dug a trench to prevent rainwater from flooding yards on Newark and Amberley along the gas easement.
- Added a drainage fence to the back lake across channel from Castlegate II lake to reduce debris after storms.
- Added a metal gate to the fire lane access road between Amberley and Stone Castle.

NEW BUSINESS:

Russ, from the Landscape Committee, continuing to beautify the back-lake area. Several options including a large Evergreen tree, which can be used as an annual Community Holiday Tree, was mentioned, as were a fishing pier, butterfly garden and more trees and shrubs. Discussion was held.

It was advised that the area around the front lake belonged to the city of College Station, the benches and trees are their responsibility. We are responsible for the water levels. The Castlegate park (including gazebo, tennis courts, etc) is also city property.

TOPICS TO DISCUSS:

1. Entrance improvements at Williamsburg – Jared advised that the directors have been considering this entrance, however, with the widening of Greens Prairie the project is on hold. However, the directors are looking for
2. Question about widening of Greens Prairie - Sandie advised that there is no new information, but the city is planning a meeting later this fall to give updates
3. Too many cars parking on both sides of the street. The HOA does not have authority as it is a city issue.
4. The speed limit on some streets is concerning - This is a city issue
5. Cars are not stopping at the three way stop sign on Castlegate and Victoria - This is a city issue

It was encouraged for citizens to call the non-emergency line or use an app called SeeClickFix

ANNOUNCEMENTS:

This year the board decided to dedicate \$400 to gift cards as door prizes to encourage attendance. 10 names were drawn and each given a gift card to a local restaurant.

Krystal Broussard will be stepping down from the board after more than 10 years of service to the community. Jared Jones will serve a second term as President while Denise Woodard will serve as Secretary. Jared read the results of the preference poll. The new board will include Doris Guentner-Guetersloh, Chad Applewhite, & Billy Sims. We will have Russ Treider and Bahman Yazdani serve as alternates.

ADJOURNMENT:

A movement was made to adjourn the meeting. The meeting was adjourned at 8:05 pm.

DOCUMENTS GIVEN OUT AT THE MEETING:

Agenda