

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

MINUTES

**MEETING HELD ON THURSDAY, OCTOBER 10, 2019
OFFICE OF NEIGHBORHOOD PARTNERS**

Members Present: Jared Jones, Denise Woodard, Bahman Yazdani Bi-Proxy voting for Chad Applewhite, Billy Sims, Sandie Miller representing Neighborhood Partners

Proceedings: Meeting called to order at 6:27 PM by Jared Jones

Discussion: The minutes from the previous board meeting held on July 10, 2019 were previously approved via email. The minutes were approved and posted on the website.

Treasurers Report:

The 3rd quarter financials were reviewed by Doris and Jared. Sandie emailed all the directors the financials.

Management Report:

Sandie reviewed the A/R amounts. The past due balance is \$4,812.57 plus \$1,320.81 billed to Castlegate II for pond cleanup.

Lien Status:

6 Filed July 2019

Residential Property Status

Homeowners – 731

Rentals – 94

Weekend – 8

Vacant – 1

Statues of Concerns:

Rental Registration Status

4201 Arundel – new owners, overgrowth behind his lot is damaging his fence; Bridgewood common area

Committees:

- Yard of the Month – Dennis would like suggestions from other residents
- Fall Festival – Krystal and Denise is scheduled for November 9th 3-5pm. Help is needed for setup. New signs need to be made.

Finished Business:

Christmas bows arrived and look great

Overflow from Castlegate II pond is still on issue. They have been billed with no response.

Pipe Gate between Amberley & Stone Castle is in place

Unfinished Business:

Discussion held on new schedule of fines for Annual Dues. Determined to go into effect with new year. Billy made a motion to move forward, Bahman seconded. Notice of fine schedule will be included in the President's letter.

Sandie showed a few photos of the center esplanade of the Williamsburg entrance on Amberley. Discussion held on adding new landscaping. Reviewed Greener Images recommendation. Will include in 2020 Budget.

Creek clean out behind the Gardens was discussed along with review of the map. The association does not own this land, these are the back side of owners lots. Jared will walk the area and we will discuss at January meeting.

New Business:

2020 Proposed Budget was reviewed and adjustments made. Discussion was held on the aging irrigation and repairs, the additional responsibility of the Castle Office in 2022. The front ponds, the old recycle system that we have been piecing together. Drainage issues needing to be addressed plus the improvements to the back pond. Discussion held. Will increase by \$30 to offset 'cost of living' expenses (increased costs), ongoing repair costs of an aging community. Denise made a motion to move forward, Billy seconded. Jared made a motion to move forward on budget without moving forward on any projects until we receive estimates on replacing the recycle system. Denise seconded.

Meeting Adjourned at 7:35 pm

Documents:

Agenda

Emailed: 2nd qtr financials