

CASTLEGATE OWNERS ASSOCIATION

Minutes

Thursday, July 9, 2020

Members Present: Jared Jones, Billy Sims, Doris Guetersloh, Bahman Yazdani, Sandie Miller representing Neighborhood Partners

Proceedings: Meeting called to order at 5:31 PM by Jared Jones

Discussion:

A quorum was established

The minutes from the previous board meeting held via email on April 9, 2020 were reviewed. Billy motioned to approve and Jared 2nd the motion. The minutes for an email meeting held on May 21, 2020 were reviewed, Doris motioned to approve, Billy 2nd the motion.

Treasurer's report:

Doris reviewed 2nd Quarter Comparison Report review and discussion was held to go back to treating the ponds once every 3 months ilo of every month. Jared made a motion to accept, Bahman 2nd the motion.

Management Company report:

Sandie reviewed the A/R amounts. The balance due is \$5,847 including fines plus the \$19,325 billed to Castlegate II for pond clean up and irrigation.

Lien Status: We have 4 2019 Liens paid in full and 2 remaining liens from 2019 with owners are making payment. 3 Liens were filed in July 2020 for owners not responding to attorney's demand for payments.

We have had a good response to the pay online option, 215 or 26% have used the PayLease.

Concerns:

1. Owner fence repair at the Hwy 40 entrance is schedule to be repaired

Committees:

Yard of the month – neighbors nominating neighbors has help Dennis this year. We need to get a volunteer to help with this committee.

Fall Festival – will be tabled this year due to the COVID-19

Fishing Tournament – tabled for this year and the funds to be used to restock the pond. Jared will get quotes and recommendations.

Finished Business:

Jared review the completed projects. The Recycle Pump is working good, drainage on Castlegate Dr at bridge has been completed along with the drainage behind Parnell at Gas easement. The association cannot dig any deeper due to the active gas line. The new hand rail has been installed and painted on the Walking trail bridge. Billy and Bahaman agreed that this welded rail was a good fix.

Unfinished Business:

Jared discussed the request by the owner at 2303 Carisbrooke Lp to extend the fence into the common area. Further discussion was held and the Doris stated that this will set a precedence moving forward. They will leave the offer to purchase a section of the common area. Jared advised that the contractor is scheduling the clearing of Creek behind Carisbrooke and Carlisle. Jared reviewed the status of Castlegate II tapping into Castlegate water meter for irrigation has been billed along with a 9 & 18 month payment option. Deadline to reply is July 15, 2020. Discussion was held. Jared advised that Craig was aware of the irrigation tap. Sandie advised that she was not aware until the new landscape company found the issue. We have asked Justin with Hart Landscape to do an assessment for the 2021 budget. Jared advised that Sandie reached out to the city for the rescheduled meeting regarding the Retainage walls at front ponds. As soon as we have a meeting scheduled we will notify everyone.

New Business:

Jared reviewed the city plans for widening of Greens Prairie. Project is to start in Jan 2021 with a 2 year construction plan. At times, some of the entrance and exits on Greens Prairie Rd will be closed. The other concern is the placement of the flag poles since they will be cutting back 25' into the main entrance to allow a turn lane.

Sandie reminded everyone of the Annual meeting date of September 14. Discussion was held on the location since using the school cafeteria and the fire station will not be an option. Jared recommended the tennis courts with owners bringing their own chairs or maybe renting chairs.

Adjournment 6:20PM

Documents:

Emailed: Agenda
Minutes
2nd Quarter Comparison Report
P&L Report
Balance Report