

**CASTLEGATE HOMEOWNERS ASSOCIATION
COLLEGE STATION, TX 77845
MINUTES
ANNUAL MEMBERSHIP MEETING
Southside Social Club at The Yard
1551 Greens Prairie Road
7:00pm, MONDAY SEPTEMBER 14, 2020**

CALL MEETING TO ORDER:

The meeting was called to order at 7:00pm by Jared Jones, the current HOA president. Jared thanked everyone for coming. A quorum was not established at this meeting. Denise Woodard asked everyone to review the minutes from the last HOA meeting that was held on September 9, 2019. 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.

REPORTS:

Treasurer:

Doris Guentner-Guetersloh, the current HOA board treasurer, reviewed the 2019 financials thru the second quarter. The financials have been posted on the website and Doris hoped all had the opportunity to review. We closed 2019 with \$46,285 in checking balance which included \$10,230 of 2020 annual dues payments and the \$36,874 maintenance account balance.

There were no 2020 budget questions.

Budgets are posted on the association website the first of every December. Hope everyone has had a chance to review.

Front Pond Pump System: We had budgeted \$30,000 and budgeted to transfer \$10,000 from the maintenance account. We awarded a bid to a contractor that replaced the system at \$13,474. With the funds not used on the recycle system replacement, we were able to complete some other needed projects within the community such as placing eyebrows around the ponds and removal of dead trees.

The quarterly financials are posted on the association website after the board meeting where they are reviewed and approved. If you have any questions, please email the management and we will be glad to answer any questions.

Management:

Sandie gave the management report.

The management hopes the PayLease option to pay dues online at the association website has made making your payments easier.

Currently the breakdown on the lots is as follows:

- the number of residents is 732
- the number of rentals is 93 *down from 102
- there are 8 weekend homes
- 0 lots left to build on

Our outstanding past due Accounts have a balance of \$3,827.59. 5 owners that contacted the office set up payment plans to satisfy their past due balance and liens from 2019. There are 2 liens in place for nonpayment of dues and will proceed with small claims court next month.

COMMITTEE ANNOUNCEMENTS:

Architectural Control Committee Rich reported the ACC has approved 22 projects over the past 12 months.

Fishing Tournament Jared is hoping this will happen in April 2021. The community has really been out enjoying the back pond this spring and summer. We plan to restock the pond.

Community Events:

- Easter Rabbit visited the community
- Kona Ice provided a Back to School refresher in lieu of cancelled festivals
- Fall Festival is cancelled due to COVID

Landscape Committee/Yard of the Month: Anyone wanting to nominate a neighbor/yard may send an email to the HOA. There was a drawing for 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 drawing prize.

COMMUNITY UPDATES:

Jared gave an update on the completed community projects the board had addressed throughout the year.

- Changed landscaping companies saving money. They are doing an excellent job with not only the upkeep but going above and beyond for the community. Irrigation repairs have gone down from \$10,653 from January thru August 2019 to \$4,688 this year
- Replaced entrance lights at front and back entrances to LED lights, saving a substantial amount of money (for example \$1,200 was saved at the HWY 40 entrance)
- The wooden rails on the walking trail were replaced with welded steel.
- Overgrowth along Castlegate Drive was cut back
- Installed drainage pipes under walking trail to help with drainage.
- Biggest expense was replacing the pump at the front pond.
- Additional sidewalk has been installed on the walking trail to Carlisle
- Debris and overgrowth in creek behind Carrisbrooke and Carlisle. TXDot is scheduled to clean out 4 culverts that drain between the east and west bound lanes of Highway 40

Looking to complete before the year ends

- Stock the back pond with fish
- We will be replacing lights on the front and back fountains with LED lights
- Moving the entrance Flags

NEW BUSINESS:

- City Park at the entrance: The city owns this parkland. We maintain the water, fountain and pump. At a City meeting on site, discussion was held on the maintenance. The association attorney spoke to the officials that if they want the association to maintain pond walls and be liable for the ponds that they would have to deed over the park to the association. All seemed to be in agreement at the meeting, however, they have since stated that they would not deed the property.
- Greens Prairie Road Widening:
 - To begin first of year as we know
 - Two years to complete
 - Some maps and information is on the association website.
 - We will continue to update the website.

We will be relocating our flag poles since the road widening will include this land at our entrance.

- Castle Office: We currently do not own the castle, just the property that the Castle is built on. The developer, Wallace Phillips, is deeding the building over to the association per his lease agreement. We will be doing a walk through to inspect the property and see what kind of repairs we are looking at. It is important for us to take it over ilo the developer selling our entrance structure and we would have no control. Yearly cost to maintain is estimated around \$10,000 for insurance, utilities and maintenance. There are only about 8 parking spaces. Any ideas as to what to do with this property, please let us know. (Possibly being looked at as a meeting space)

TOPICS TO DISCUSS:

No topics were brought up to board. Jared opened the floor for questions.

Question: Do we have any protection against students renting property within the community?

Castlegate does not but the city has restrictions of no more than 4 unrelated individuals may reside together. Any issues let the HOA know.

ANNOUNCEMENTS:

If you can think of any festivals or activities for the Castlegate Community, please let us know.

This year the board decided to dedicate \$500 to gift cards as door prizes to encourage attendance. Names were drawn and each given a gift card to a local restaurant.

Chad Applewhite will be stepping down from the board. Jared read the results of the voting. The new board will include:

ADJOURMENT:

A movement was made to adjourn the meeting. The meeting was adjourned at 7:52 pm.

DOCUMENTS GIVEN OUT AT THE MEETING:

Ballot/Agenda

Door Prize entry

Directors meeting immediately following to determine positions;

President: Jared Jones

Vice President: Bahman Yazdani

Treasurer: Doris Guentner-Guetersloh

Secretary: Krystal Broussard

ACC Chair: Rich White

Community Events Chair: Denise Woodard

Alternate: Billy Sims