

**The Gardens of CASTLEGATE  
OWNERS ASSOCIATION  
COLLEGE STATION, TX 77845**

**BOARD OF DIRECTORS MEETING MINUTES**

**Monday, September 21, 2020**

**Via Email**

**Directors Present**

Rob Youker, J.R. Torres, Tom Melia, Autumn Biggers, and Michael Parker (non-voting)

**New Business**

- Directors reviewed projected and potential future major expenses for The Gardens. These included:
  - Street repairs - Because our current asphalt streets are so dry, our upcoming double seal coating will more than likely be absorbed like a sponge, giving us a shorter time period before they'll need another coat. The good news is the absorption helps protect from future street repairs and future seal coatings will lengthen the time between sealant applications. It's a moving target, but the contractor's best guess is we'll need a single coat of sealant in two years, which would be in the fall of 2022. Estimated cost would be \$9,000 for a single coat, \$16,000 for a double coat. Resealing the front entrance would be extra.
  - Lake fountain - We've been told that our pump will go out, it's just a matter of when. Rebuilding (if feasible) is estimated between \$1,500 and \$2,000. A new residential pump is \$5,000 and a new commercial pump at \$8,000.
  - Key entry system - Our new keypad at the entrance has been working great. If we had to replace the complete system in the future, estimates run from \$4,000 to \$6,000.
  - Brick pavers at entrance - Both sides are holding water and will eventually need to be removed, a new base installed and replaced. This is estimated at \$4,000.
  - Key pad locking system at pedestrian gate - A keypad locking system at our pedestrian gate at the entrance is estimated at \$700.
  - Declining pear trees at the front entrance - Previous replacement estimate was \$2,000 per tree
- After reviewing the budgets and calculating options for different levels of increasing dues in order to cover the anticipated upcoming expenses all members of the Board voted to increase the annual Garden's HOA dues by 7.5% per year which is an increase of \$124.80.
- Rob made a motion to approve the 7.5% increase. J.R. seconded and passed the motion. The vote was unanimous.