

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

MINUTES

**MEETING HELD ON THURSDAY, JANUARY 14, 2021
OFFICE OF NEIGHBORHOOD PARTNERS
CASTLE/COMMUNITY CENTER**

Members Present: Jared Jones, Krystal Broussard, Rich White, Denise Woodard, Doris Guentner-Guetersloh, Sandie Miller and representing Neighborhood Partners

Proceedings: Meeting called to order at 6:09 PM by Jared Jones

Discussion:

A quorum was established.

The minutes from the previous meeting held on October 8th, 2020 were reviewed and approved via email.

Denise motioned to approve the minutes, Jared seconded the motion. The motion carried and the minutes were posted on the website.

Treasurers Report:

Doris gave the financial report. She reviewed all financial reports and stated we finished the year in good shape and had nothing new to report. We did add the Castle/Community Center as a income line in the Budget reports and a expense item under special projects. We had \$10,000.00 we were able to move to the maintenance account. Krystal made a motion to do so, Rich seconded the motion, the motion carried.

Currently, the Maintenance account has a balance of \$36,919.81. The \$10,000.00 will be moved ASAP. Denise made a motion to approve the financials, Krystal seconded, and the financials were approved.

Management Company Report:

Review of A/R:

Sandie reviewed the A/R amounts. There is a current balance of \$162,792.78 less \$19,76.14 due from Castlegate II. The status of the amount due from Castlegate II will be discussed at the next board meeting. CGII has a new management company and they are aware of the debt. Current balance of 2021 dues is \$139,920. 49% of homeowners have paid, around 410 lots. She said homeowners have been very responsive to her office moving into the Castle. All comments have been positive.

Lien Status: We have 3 liens filed. 2 are from 2019, 1 lien is from 2020. 1 lien we will proceed with a court date, one settled in foreclosure, and one was given an extension due to COVID.

Property Status of 834 lots: We have 0 builder lots in the Gardens, 731 lots owned and lived in by the homeowner, 95 Rental properties, 8 Weekend homes.

Statues of Concerns: We discussed the legal name as filed at the tax office, we will have the attorney correct the name and address on the Castle paperwork.

Home on Kendall Green with trash can and car with flat tire, expired tags, continue to issue violations and proceed with court if necessary. The management company has contacted the city to report violations, city has done nothing.

Committees:

Fishing Tournament: Hoping to have in the spring. We plan on stocking the back lake before the event.

Yard of the Month: Dennis has stepped down; Hattie will continue leading this committee. We agreed to get a \$100.00 gift card for Dennis for his long service to the community. This committee will start back up in April with yard of the month rewards.

Spring and Fall Festival: On hold due to COVID-19. We may offer a Kona Ice Day or a Chick-fil-a day in the future.

Finished Business:

Trees have been replaced on Victoria and the dead trees on Donnington and the main entrance has been removed. Amberly Culvert is on the schedule to be done quarterly and we will be mulching the community twice a year. The Castle renovations are completed and both renters have moved in and are operating.

Unfinished Business:

We have billed Castlegate II for the irrigation charges. We offered a payment plan; they have not responded. They have a new board and a new management company. We are hoping they agree to the payment plan sent over and start making payments. We agreed to replace the sign at the back lake to address, No Cast Nets, Catch and Release and CG Residents only. Jared has spoken to the Game Warden about the use of the Cast Nets and he is on the watch for this. We also agreed to get the windows tinted in the Castle/Community Center.

After several meetings, the Flag Poles cannot be reused and will need to be moved before the construction of Greens Prairie begins. We have several bids. We voted to move forward with A1 Flags. He will remove the old poles and reinstall new poles with the roped inside for \$5076.00. Sandie will get with Steven on a price for lighting them. Landscaping to the back pond, was budgeted for 2021, we will get with Justin on when to begin and get a quote on the rock around the butterfly garden.

New Business:

We are needing to provide a shade cover over the Recycle system at the front lake. We received several bids; the lowest bid was for \$3400.00. This includes a 13 X 13 shade area and complete landscaping around the system. Rich made a motion to approve, Krystal seconded the motion. The motion passed. We also discussed replacing the landscaping around the castle that has died over the years. The quote is \$2435.00. Denise made a motion to approve, Jared seconded, the motion passed. Denise also asked Sandie to thoroughly inspect the realm signs and advise of any missing letters.

Adjourned at 7:20 PM

Documents given out/emailed prior to Meeting:

Agenda

P&L and Balance Sheet as of 12-31-2020

2020 Budget/Actual Profit and Loss Comparison