

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

MINUTES

**MEETING HELD ON THURSDAY, APRIL 8th 2021
OFFICE OF NEIGHBORHOOD PARTNERS
CASTLE/COMMUNITY CENTER**

Members Present: Jared Jones, Krystal Broussard, Denise Woodard, Doris Guentner-Guetersloh, Bahman Yazdani via phone, Sandie Miller and representing Neighborhood Partners

Proceedings: Meeting called to order at 6:00 PM by Jared Jones

Discussion:

The minutes from the previous meeting held on January 14, 2021 were reviewed and approved via email.

Rich 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 there were no questions. Denise motioned to approve, Krystal Seconded, the motion carried.

Currently, the Maintenance account has a balance of \$46,925.17.

Management Company Report:

Review of A/R:

Sandie reviewed the A/R amounts. There is a current balance of \$18,475.00. The current amount due from 2021 dues is \$13,800.00. 794 lots, 95% of homeowners have paid 2021 dues. A reminder was emailed out on 3-27-21 as well as on 4-5-21. There were 49 Notice of Collection letters sent out. There was only one homeowner requesting a payment schedule, 4217 Drogo.

Lien Status: Only 1 lien remains in place from previous years dues.

Property Status of 834 lots: We have 0 builder lots in the Gardens, 732 lots owned and lived in by the homeowner, 94 Rental properties, 8 Weekend homes.

Statues of Concerns: Sandie has donated her alarm system to the Castlegate office, she will pick up the cost to monitor it. She will also be adjusting the lights in the Castle to come on later with daylight savings.

Home on Kendall Green with trash can and car with flat tire, expired tags, all violations have been corrected. Sandie is in contact with homeowner to collect fines and dues.

Committees:

Fishing Tournament: Date set for April 17 from 10:00-12:00. Kona Ice will be there and restrooms. Back pond has been stocked for the event. Catfish and some smaller perch were chosen, saving the HOA a significant amount of money.

Yard of the Month: Hattie will continue leading this committee. This committee will start back up in April with yard of the month rewards. We have purchased the first group of gift cards.

Finished Business:

Flagpole project is completed and the new lights have been installed. Everything seems to be working great and looks perfect. The shade cover was also completed over the Recycle System. We were also able to complete the 1st Phase of the back lake improvements, adding 2 landscaped eyebrows to the back lake.

Unfinished Business:

We have billed Castlegate II for the irrigation charges. We offered a payment plan; they still have not responded. They have a new board and a new management company. Sandie has been in contact with Tony at Brazos Valley Property Management. They have had their irrigation people out marking items and meeting with our irrigation people.

New Business:

Some of the stones holding the flowerbeds in on Castlegate Drive are coming loose. We have a quote for \$1250.00 to secure all the stones in all the flowerbeds. The Irrigation pipe under the road near the Pickering Esplanade needs to be replaced. We tried to fix it earlier last year and the repairs were not able to be done. We need to bore under the road and fix correctly, the cost for this project is \$1000.00. There was a lot of damage to the landscaping around the Castle, the cost to replace this is \$2700.00. Also needing to be done is some of the landscaping at Hwy 40/Victoria, cost here is \$1542.00.

There is money in the budget that was tagged for the flag poles, recycle system and stocking the back pond. The funds from these projects that were not used will be used to cover the above listed projects. Denise voted to approve, Bahman seconded, and Doris was also in favor. The motion passed to approve all the Landscaping projects.

Adjourned at 6:38 PM

Documents given out/emailed prior to Meeting:

Agenda

P&L and Balance Sheet as of 3-31-21

2021 Budget/Actual Profit and Loss Comparison

