

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

**MINUTES**

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

***Members Present:*** Jared Jones, Denise Woodard, Rich White, Bahman Yazdani, Krystal Broussard via phone, Sandie Miller and representing Neighborhood Partners

***Proceedings:*** Meeting called to order at 6:02 PM by Jared Jones

***Discussion:***

The minutes from the previous meeting held on April 8th, 2021, were reviewed, and approved via email.

Doris motioned to approve the minutes; Bahman seconded the motion. The motion carried and the minutes were posted on the website.

***Treasurers Report:***

Sandie gave the financial report. She reviewed all financial reports. She stated \$11,752.00 had been transferred from the maintenance account to cover the new fountain. She also said the new AC for the Castle Community Center was booked under repairs. Krystal stated that the utilities were less than expected thus far. There were no other questions or comments. Denise motioned to approve, Rich Seconded, the motion carried. Currently, the Maintenance account has a balance of \$35,167.39.

***Management Company Report:***

Review of A/R:

Sandie reviewed the A/R amounts. There is a current balance of \$8,781. The current amount due from 2021 dues is \$2,765 plus collection fees, legal fees and liens \$6,340.00 2 homeowners have payment plans and are current on the payments.

Lien Status: Only 1 lien remains in place from 2019.

5 liens are in place for 2021.

Property Status of 834 lots: We have 0 builder lots in the Gardens, 736 lots owned and lived in by the homeowner, 91 Rental properties, 7 Weekend homes.

Statues of Concerns: Sandie stated that during inspections a lot of the palm trees in the community are still not coming out and those homeowners were provided information about trimming and several options for their palms.

Home on Kendall Green all cleaned up and all fines collected.

***Committees:***

Fishing Tournament: Tournament was a great success. Jared said he thought there were about 100 people there, Kona Ice was there as well.

Yard of the Month: Haddy Jeng will continue leading this committee. She is selecting winners monthly. She will continue to pick homes April thru November and 4 in December for holiday lights.

Fall Festival: Sandie said she would send out an email and see if anyone was interested in leading this event.

***Finished Business:***

In addition to the Flagpole project being completed and the new lights being installed. The shade cover was also completed over the Recycle System. We were also able to complete the 1<sup>st</sup> Phase of the back lake improvements, adding 2 landscaped eyebrows to the back lake. Also completed was the cleanout drainage at the Williamsburg Realm. Replanting will need to be done in the future. The Realm letters were all cleaned and repainted as well.

***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. Jared will follow up with this. We still have \$9,222 remaining for the back pond improvement project. We agreed to hold off on more improvements there until the fall.

***New Business:***

All the dead Indian Hawthorns were removed from the castle landscaping. We agreed to hold off on replacing those for now. Williamsburg will need to be landscaped soon. The walking trail needs some attention. It was not trimmed last year and is significantly overgrown. Sandie will get a few estimates and email out to the board. We agreed to use the remaining money budgeted for the back pond to get this done ASAP. The annual meeting will be at the Yard at Caprock and will be held on September 13th, at 6:30. The board discussed possibly providing refreshments of some sort. Sandie will send an email out to homeowners looking for volunteers for the board.

Adjourned at 7:06 PM

***Documents given out/emailed prior to Meeting:***

Agenda  
P&L and Balance Sheet as of 6-30-21  
2021 Budget/Actual Profit and Loss Comparison  
A/R Report  
Minutes from 4-8-21 meeting  
Agenda for Annual meeting/mailout