

**THE GARDENS OF CASTLEGATE AGENDA**  
**ANNUAL MEMBERSHIP MEETING**  
**Guest Parking Lot**  
**6:30pm, Wednesday September 8, 2021**

Introduced New Candidates 6:15-6:30pm

**1. CALLED MEETING TO ORDER**

*15 needed for a quorum*

- a. Establish Quorum - 22 out of 29 homeowners present
- b. Minutes from Sept 23, 2020 Annual Meeting – *posted on website at [castlegatehoa.com](http://castlegatehoa.com)*  
*Patricia Keen motioned to accept, Rogelio Olivia seconded, motion passed.*

**2. GUEST SPEAKER –**

Jennifer Nations, Water Resource Coordinator for The City of College Station

- Brazos Valley Water Smart – sign up for notices at [www.bvwatersmart.tamu.edu](http://www.bvwatersmart.tamu.edu)
- Jennifer volunteered to inspect our water system and make recommendations for the whole neighborhood. Rob will follow up with her.
- Recommended that every homeowner know how to turn off the water supply to your home and sprinkler system in case of emergency. This is particularly important during storms like we experienced during the winter.

**3. REPORTS**

- a. Treasurer – Tom Melia  
2021 Budget Comparison Report *June 30, 2021*  
*posted on the website at [castlegatehoa.com/2021-documents](http://castlegatehoa.com/2021-documents)*
- b. Management - Amy
  - Accounts Receivable
  - Community Progress
    - Homeowners – 25
    - Rentals – 1
    - Weekend – 3 (*2<sup>nd</sup> home for owners*)
  - Liens - No liens

**4. COMMITTEE ANNOUNCEMENTS**

ACC – Jack Smart  
Hospitality & Care – Shonda Gibson  
Lake & Lighting – Michael Parker  
Landscape – Cinda Youker  
Social Committee – Michelle Smart  
\*Asking for volunteers – Amy will circulate an email.

**5. COMMUNITY UPDATES – Projects completed – Rob Youker**

- Replaced 8 street lights bulbs, eliminated ballasts, and saving on electricity. The color also now matches all landscape lighting (December 2020)
- Installed new pedestrian gate locking keypad (February 2021)
- Completed the street sealcoat project (Spring 2021)
- Planted 7 Vitex trees at front entrance and removed 2 dead pear trees (Spring 2021) \*\*Special thanks to the Youkers for arranging this work and paying up front!
- *Also, special thanks to neighbors who have cleaned the front entry lion fountain wall, cleaned the gates, touch up painted where needed, picked up and tossed*

trash, swept sidewalks, and overall – made our neighborhood the special place it is!

## 6. NEW BUSINESS

Discussion to set a goal for funds in the maintenance account  
Proposed 2022 Budget

## 7. OPEN DISCUSSION

- Gas lamps on the front exterior of each home. We have a bid for inspection, repair, and re-lighting at apx \$80 to \$160 per home, and an \$80 hourly fee for continued inspection and re-lighting as needed. We discussed contracting this as an HOA and billing each homeowner. It was recommended that we poll the neighbors.
- There is an irrigation leak at the back cul-de-sac that will need to be repaired eventually – for now lawn service is hand watering.
- Pavers at front entry need attention. Will not know repair estimate until the base is inspected.
- Concerns were shared about dog feces in front yards. Reminder to all: please clean up after your pet. Concerns were also expressed about the walking trails – recommendation to report to CG HOA office.
- Concern was shared about an oil-like substance in the water around the pond – recommendation to report to CG HOA office.
- Walking gate reported as needing attention – closing mechanism. Tom will check it out.
- Gate technology may need updating in the future. Recommended to look into modernizing – recommended neighbors share if they are aware of improvements. Reviewed entry for vendors (unique codes) and visitors (use call box, home owner press 9 on phone). Reminder to not share codes, and if updates are needed please contact HOA office.

## 8. ANNOUNCEMENTS

- a. Results of Election – Amy called on volunteers to assist with ballot counting.
- b. Introduce New Board Members - Tom Melia, Shonda Gibson, and Justin Stewart will serve 2 year terms as Treasurer, Secretary, and alternate member respectively.

## 9. ADJOURNMENT at 7:30