

**CASTLEGATE HOMEOWNERS ASSOCIATION
COLLEGE STATION, TX 77845
MINUTES
ANNUAL MEMBERSHIP MEETING
THE YARD AT CAPROCK CROSSING
1551 GREENS PRAIRIE ROAD
MONDAY SEPTEMBER 13, 2021**

CALL MEETING TO ORDER:

The meeting was called to order at 7:02 pm by Jared Jones, the current HOA president. Jared thanked everyone for coming. A quorum was not established at this meeting. Jared explained because a quorum was not established, this meeting was an informational meeting only.

GUEST SPEAKER:

Ashley Dorsett, Assistant Land Agent with the City of College Station, was our guest speaker. She discussed the Greens Prairie widening project. She explained it was a 2-phase project. Phase 1 was completed and now the city is moving to phase 2. Phase 2 will run from Dalton to the Carwash. Larry Young Paving has been awarded the bid. This is the same contractor that did Phase 1 which ran in front of Creek Meadows to Royder Road. She expects this project to start in late October and is expected to take 18 months to complete. She explained it will consist of 4 lanes and a median. Castlegate Drive will also have a light installed with left and right turn lanes. She explained there is a section of Greens Prairie that will not be 4 lanes and will remain 2 lanes. This section of land is not owned by the city and is maintained by Brazos County and the county does not have the funds to do this section of the road. There was some concern from residents about this and she suggested that they contact their county commissioners and the judge. One resident volunteered to lead this effort. Jared thanked Ashley for coming and Ashley said that if anyone had concerns or questions, they could be directed to James Smith. He was the Project Manager on this job. His email is jsmith@cstx.gov.

REVIEW /ACCEPTANCE OF MINUTES:

Krystal Broussard stated that the minutes from the September 14, 2020 annual meeting had been posted on the association website and she stated she hoped everyone had a chance to review them. She was available to answer any questions, there were no questions. Bahman then asked for volunteers to help count the ballots and explained that we had 1 position to fill on the HOA board. While the ballots were counted, Jared resumed the meeting.

REPORTS:

Treasurer:

Doris Guentner-Guetersloh, the current HOA board treasurer, reviewed all the financials. She stated that all the 2020 financials were available on the website.

She stated that at the close of 2020 we were able to transfer the \$10,000.00 into the maintenance account and we closed the year with \$46,920 in the maintenance account and \$6,353 in the operating account.

The 2021 Budget was posted in December of 2020 on the association website. She stated the financials thru June 30, 2021, had been reviewed and approved by the board and were also posted on the association website as well as included in the handout at the meeting. She was available to answer any questions and encouraged everyone to review the documents to see where the monies are being spent.

Management:

Sandie gave the management report. She stated there were \$5,132.00 past due from homeowners. Her office was currently working with several homeowners on payment plans. There are currently 4 liens filed on Castlegate properties. The association will proceed to small claims court in October on these.

Currently the breakdown on the 834 Castlegate lots is as follows: the number of residents is 738; the number of rentals is 89; there are 7 weekend homes and 0 lots left to build on. She said they are doing regular inspections, if you see something that doesn't look right, please let her office know. She encouraged everyone to keep their contact information up to date with her office.

COMMITTEE ANNOUNCEMENTS:

Architectural Control Committee: Rich gave an update on projects approved, He encouraged those present to submit their projects for review before they start the project.

Fishing Tournament was held in April, everyone enjoyed the day. We had a huge turn out with lots of families and great prizes. We will continue to stock the back pond for this event.

Fall Festival is scheduled for Sunday, October 24 from 2:00-4:00. We have a rock-climbing wall, face painting, a bouncer, and a petting zoo, train, popcorn, cotton candy, Kona Ice. Denise asked for volunteers and passed around a sheet.

Landscape Committee: Haddy explained what she had been doing and what she had been looking for, she encouraged everyone to keep up the great work. She asked for anyone that had won to stand up and be recognized. She also drew for the grand prize from the previous winners.

COMMUNITY UPDATES:

Completed Projects:

Jared discussed some of what the board had approved and completed this year.

2 new eyebrow flowerbeds were installed at the back pond.

The back pond on Victoria was stocked with fish.

We replaced the front fountain and replaced the lighting with new LED lights.

The entrance flag poles were moved to accommodate the road expansion. They were replaced with larger poles and new LED lights were installed.

All of the realm signs were power washed, and all the letters were repainted.

A roof cover was installed over the recycle pump at the front lake. The HOA maintains the lake.

The walking trail was trimmed and cut back including the walk along Castlegate Dr.

The Castle/Community Center Main Entrance itself was deeded to the HOA in October of 2020.

We owned the land but not the castle itself. Now we do, we decided to try to rent out the space as office space. This meant some maintenance needed to be done. New carpet, paint, lights, security system were done. The HVAC had some repairs as well as the roof. Both offices are rented out. One to our management company and one to a local marketing group.

Jared stated that we still have a plan to plant some new live oak trees at the back pond, we will wait for cooler weather and make sure the funds are available.

NEW BUSINESS:

Jared asked those in attendance for any ideas. One resident voiced concern over the walking trail sidewalk, she stated there are some areas that are uneven and need attention. Another concern mentioned was bike safety and bike courtesy. A suggestion was made to possibly post a video on the HOA website for parents to share with their kids about riding on the correct side of the road and properly identifying yourself when you pass a walker or runner on the trail. Another concern was people running the stop signs and speeding. Jared advised that these concerns should be directed to the City of College Stations non-emergency number. Another resident requested folks pick up waste after their pets. Jared encouraged everyone to report any city issues with the See, Click, Fix app the city has.

TOPICS TO DISCUSS:

None were submitted

ANNOUNCEMENTS:

Jared thanked everyone for coming to the meeting and did the door prizes for the night. Several residents won Saltgrass Gift Cards and Casa De Brasil Gift cards. Amy gave the results of the ballots to Bahman, and he read the results.

Doris resigned her spot and Nick Mckernan will fill the open spot on the HOA board, Doris will be the alternate.

ADJOURMENT:

The meeting was adjourned at 8:20 pm.

DOCUMENTS GIVEN OUT AT THE MEETING:

Ballot
Agenda
2021 Financials thru 6-30-21

Directors meeting immediately following to determine positions;

President: Jared Jones
Vice President: Bahman Yazdani
Treasurer: Krystal Broussard
Secretary: Nick McKernan
ACC Chair: Rich White
Community Events Chair: Denise Woodard
Alternate: Doris Guentner-Guetersloh