

Minutes
CASTLEGATE OWNERS' ASSOCIATION
BOARD MEETING
Castle Office
Thursday, January 13, 2022

Proceedings: Meeting called to order at 6:06pm by Krystal

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

Review/acceptance of minutes (from the 10/14/2021 meeting)

Bahman motioned to approve, Krystal seconded the motion, the minutes were approved at 6:10pm

Treasurer's Report:

Krystal reviewed the Financial Report and compared 4th quarter to present 1st quarter anticipated and actual expenses. A motion was made to post this to the website by Denise and the motion was seconded by Rich and carried at 6:16pm.

Management report:

by Sandie with Neighborhood Partners

A/R amounts

Total Billed	\$275,220	
Paid to date	\$126,180	46% paid to date
Past Due Balance	\$2,469	
Refund for over payments	\$1,035.25	

Lien Status

Kendal Green – this property is in tax default, son is occupying the property

Lancaster - (\$1,130.48 filed in small claims court)

Middleham - in default of a payment agreement made (\$1,130.48 filed in small claims court)

Pickering – made payments leaving \$58 on the 2021 dues balance, however an additional \$600 in fines has also accrued.

Two board members will need to attend the above court hearings, Sandie will send out an email request once dates/times have been set.

Motion made at 6:25pm by Krystal that any past due amounts owed by homeowners will follow this process (added #4):

1. Collection letter to be sent in March
2. A certified letter will be sent in April warning of a lien
3. Lien will be filled in May (\$350 cost added to amount due)
4. If amount due has still not been paid and is > \$500 then small claims court will be used in June

Residential Property Status

Homeowners: 737

Rentals: 90

Weekend: 7

Committees:

Spring Festival

Potential dates: 4/9, 4/2 and 4/3. Krystal will check with vendors to see about date availability.

Fishing Tournament

Likely to be held in early May per Jared.

Discussing ended at 6:42pm

Status of Concerns Discussed by the Board

Rockcliffe: Installation of security bars and debris in the yard upset several neighbors. The city does not have a security concern. ACC Doris & Zack approved (after it was built). The ACC has declined to approve bars over the exterior windows. Debris has been cleaned up and the board will not move forward with any effort to have the security gate removed but has advised the owners that future projects need to be approved by the ACC before being started.

Carisbrooke: Dead tree removal in common area. Jared motioned to approval removal; Denise motioned to approve at a cost of \$800 to the HOA.

Kendall Green: Concern about the lighting situation. City has ruled in the past that no additional lighting is needed. While this intersection is dark at night the HOA Board does not wish to incur the additional expense and cost of upkeep to install an additional light on our own.

Ravenstone: Halloween traffic concern. The city owns the streets so we cannot change direction of traffic for one night for hundreds of visitors to our community. The cost of multiple off duty officers to patrol our community is also not something the board felt was warranted given the size of our community and the number of officers needed to do this. Prior to Halloween next year a reminder email will be sent to residents reminding them to turn off their lights if they do not want guests and to avoid driving in the community during peak hours between 6-8pm.

Discussion ended at 6:51pm

Finished Business

Landscaping around the Castle has been replaced and trees planted in the back pond area.

Unfinished Business

Greens Prairie Road widening project

Castlegate II's \$18,000 in irrigation charges they accrued on our meter

New Business

Special Projects that were unanimously approved after discussion ended at 7:15pm:

Continue with back park improvements around the lake

Funds to replant the dead Hollies in Common areas with Live Oaks

Make concrete sidewalk repairs along the walking trail

Maintenance repairs of Realm Signs including the Castle

Securing the concrete benches around the community

Adjournment 7:18PM

Tabled Items:

Donnington Esplanade: \$5,750 recommend holding for Greens Prairie widening

Entrance/City Park status: We want to know if the land can be deeded over to the community to maintain instead of the city continuing to do so.