

**CASTLEGATE HOMEOWNERS ASSOCIATION  
COLLEGE STATION, TX 77845**

**MINUTES**

**ANNUAL MEMBERSHIP MEETING  
CASTLEGATE II EVENT CENTER  
MONDAY SEPTEMBER 11, 2017**

**CALL MEETING TO ORDER:**

The meeting was called to order at 7:00 pm by Nick McKernan, the current HOA president. Nick thanked everyone for coming. A quorum was not established at this meeting. Nick advised that with no quorum there would be official business conducted. He advised that the minutes from the last HOA meeting that was held on September 12, 2016, were on the website for review. A motion and a 2<sup>nd</sup> were made to approve the minutes. Nick recruited 2 volunteers to help count the ballots.

**REPORTS:**

Guest Speakers:

We had 2 guest speakers from the College Station Fire Department to share some numbers regarding fires in the state of Texas and the Brazos area. Christina Seidel & Ramond Olsen discussed main causes of fires in Texas and the best ways to prevent fires. They advised that the city has a program that will help anyone who calls in with a need to replace or check smoke detectors.

Treasurer:

Krystal reviewed the 2016 financials. She stated that we had a lot of issues last year with the fountains but have finally gotten that situation handled. She discussed the beautification of Victoria Ave, the drainage around the lakes regarding missing/stolen grates that have now been replaced and bolted down. At this time, we are on budget for the 2017 year. Currently the maintenance account has a balance of \$56,529.39.

President:

Michelle gave an update on the completed community projects the board had addressed throughout the year. All of the cypress trees were removed on the esplanades at Kendal Green and Ravenstone Loop. The areas were replanted with live oak trees. The ballast lights at the HWY 40 entrance were replaced. The walking trail was trimmed back and dead trees were removed. The pet waste signs were replaced and new signs were put up prohibiting motorized vehicles. The dead trees in the common areas were also removed including along Castlegate Dr and by the back lake.

Management:

Sandie introduced her office staff and reviewed the community progress. There was a question about cars parking on the street and Sandie explained that parking in the street is a city issue and to call the police non-emergency number. Currently the number of residents is 834; 730 homeowner lots, 5 weekend lots and 1 builder lots, in the Gardens. The number of rentals is 98. This is up from just 2 rentals as of last year's meeting. She stated there are 2 new liens.

**COMMITTEE ANNOUNCEMENTS:**

ACC Report Jared said there were 14 requests & all requests have been approved.

Fishing Tournament was held in June and went well. We had about 80 participants. There was a catered meal, a fully stocked lake and over \$1700 in prizes.

Trash Clean Up Day, went well. Teamed with Big Event and everyone did a great job.

Fall Festival is scheduled for October 14<sup>th</sup> from 2:00 to 4:00 at the Castlegate Park. Krystal asked for volunteers and encouraged all homeowners to attend.

Yard of the Month Dennis thanked all who had received yard of the month and explained that they received a \$25 gift card for their efforts in keeping their yards maintained. He encouraged neighbors to call in or email Sandie if they had a neighbor they felt was deserving.

### **COMMUNITY UPDATES:**

Victoria Fence Survey Nick discussed the survey that was sent out early this year. The majority of respondents wanted to beautify the Victoria street but did not want to incur the expense of a fence the HOA would maintain. So the landscapers added trees, and various other plants along the common area on Victoria from Hwy 40 to Castlegate Dr.

Creek clean out TxDOT cleaned out the drainage under Hwy 40 and this helped out with the rains from the recent storm and we had little to no flooding concerns.

Beautification Project: There is a preliminary plan to beautify the back pond off Castlegate Dr. It has been suggested that we add a couple of flower/tree beds with large trees and place boulders around that area in hopes to deter the delinquents that have driven over the grass with their vehicles cause large muddy ruts and tearing up the grass. It was also suggested that we consider a wide sidewalk/walking trail around the ends of the ponds.

It was also noted that the city is going to install bike racks at the back side of Castlegate park for children who ride the bus to school. This will allow them to ride their bikes to the bus stop (at the park) and leave them there during the day. There is 1 bus stop for all of the 3 loops that connect at the park. This will be done at the cities expense.

### **TOPICS TO DISCUSS:**

There was 1 Topics to Discuss submitted so discussion was held on that item. It was suggested that we place signs around the pond and on the walking trails that they were for Castlegate residents only. The majority of the people in attendance were opposed to this as it seemed like and unjustifiable expense & almost impossible to monitor.

Proposed 2018 Budget: Krystal reviewed the proposed 2018 budget. There are no special projects planned for 2018. Krystal explained that we budget to put \$10,000 in the reserve each year if no major projects come up during the year. This will be in the maintenance account and used for special projects that come up or to cover any emergencies.

### **ANNOUNCEMENTS:**

Joe stated that there were 45 votes with Nick McKernan, Doris Guenter- Gueutersloh & Kyle Amos receiving the most votes. He asked Chad Applewhite if he would serve as an alternate in the event that a director stepped down. Joe volunteered to help in aspect that the new board needed.

### **ADJOURMENT:**

The meeting was adjourned at 8:17pm.

### **DOCUMENTS GIVEN OUT AT THE MEETING:**

- Ballot
- Agenda
- 2016 Minutes