

MINUTES
CASTLEGATE OWNERS' ASSOCIATION
BOARD MEETING
Castle Office
Thursday, April 14, 2022

Proceedings: Call to order 6:32 PM by Krystal

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

Establishment of quorum by Krystal

Review/acceptance of minutes: from the 01/13/22 meeting was previously reviewed, accepted and published on the website.

Treasurer's report:

Krystal advised that we no longer have renters in the Castle. Assuming no renters from April thru Dec 2022 this will be a potential income loss of \$7200 (9mo x \$800/mo rent)

Financial reports for Q1 were also reviewed. Motion made by Denise to accept the report from Q1, Nick seconded at 6:40pm

Management report

by Sandie (Neighborhood Partners)

Review A/R amounts

Past Due Balance for annual dues is \$4,443.46, 99% have paid

Twelve Certified Letters for collection were mailed out on 4/5

Clarification on collections: 1. CRT Letter in April, 2. Attorney Letter in May, 3. Lien placed on property in June and 4. Filing to be made in small claims court by July.

Lien Status

2338 Kendal Green – this property is in tax default, son is occupying the property

4200 Middleham – Paid balance in full on 4/13, requested Release of Lien

4210 Drogo Ct – Initiated pymt online for \$200.55 on 4/12, remaining balance will be \$200, has agreed to pay by May 10th. A Lien remains on the property.

Residential Property Status

Homeowners – 738 88.5 %

Rentals – 89 10.7 %

Weekend – 7 0.8 %

Status of Concerns

4417 Crayke – debris dumped in common area, cleaned up by homeowner

other debris in common area behind Crayke was cleaned up by contractor

Walking trail along Rockingham near corner of Rockcliffe - cleaned out the dead overgrowth

2251 Rockcliffe – removed falling dead tree along the walking trail

Discussion of the above ended at 6:53pm without any new motions.

Committees/Community Events

Spring Festival – total expenses were \$6,105.96 (Kona Ice - \$3,011.52) – maybe we can get smaller servings or no syrup bar? Fall Festival invoice from Kona was \$1,950. Total budget for all events including YOTM is \$9,000. Special thanks given to both Krystal and Denise (and Neighborhood Partners staff) for coordinating this.

Fishing Tournament discussed. Likely that with Jared resigning from the board he will no longer be coordinating this. Potential dates discussed, no later than the end of May. Nick to talk with Jared and a few other community members to see if this could still happen.

Fall Festival Discussion on hold for now. We have \$3000 left in budget for this and above.

Discussion concluded at 7:07pm

Finished Business

Maintenance repairs of Realm Signs including the Castle plus secure benches at back park. Kensington and Warrick will be completed next

Crepe Myrtles along CGII boarder installed

2 additional eyebrows installed

Replacement of Holly Trees on Victoria

Removal of dead tree in common area behind 2309 Carisbrooke removed

Unfinished Business

Greens Prairie Road widening project... this will be ongoing through 2023.

New Business

Special Projects budget of \$9250 remaining.

Wildflower plantings around the back lake

Funds to replant Common areas (a few of the live oaks have died)

Make repairs to Walking trail

Outdoor Park picnic tables may be another option to place by the back pond at end of year if funds remain.

City Park status of the entrance area was discussed. City Park service did not water this area last summer as they were under the mistaken impression that the land had been deeded over to us. All members of the board present felt that this should again be addressed with the city so that the HOA can (hopefully) take control of this area and manage it in the future.

Discussion ended at 7:21pm

Adjournment 7:24pm when Nick motioned the meeting be completed and this was seconded by Denise.

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