

**CASTLEGATE OWNERS' ASSOCIATION
4490 CASTLEGATE DRIVE
COLLEGE STATION, TX 77845**

MINUTES

**MEETING HELD ON THURSDAY, October 13th, 2022
OFFICE OF NEIGHBORHOOD PARTNERS
CASTLE/COMMUNITY CENTER**

Members Present: Denise Woodard, Krystal Broussard, Nick McKernan, Alessandro Raganato, Doris Guentner-Guetersloh, and Sandie Miller representing Neighborhood Partners.

Proceedings: Meeting called to order at 6:08pm by Nick McKernan

Discussion:

The minutes from the Homeowner's Association annual meeting held on September 12, 2022, were reviewed and previously approved. Alessandro motioned to approve, Denise seconded the motion, the rest of the board approved.

Treasurer's Report:

Krystal reviewed the Financial Report. We are 70% on target as of September 2022. We do need to be cautious on big improvements to stay on budget.

Inflation has been taken into account.

Nick requested \$500 to buy small trees for the Adopt a Tree community program. The trees are very hardy and will handle the weather well. Denise made a motion to approve, Krystal seconded. The motion carried.

Board discussed and approved the budget. A motion was made to approve the budget by Denise. The motion was seconded by Krystal. Motion carried.

Management Company Report:

Lien Status: 4 properties had liens placed for non-payment of dues. One property set up a payment plan, a second property paid when served with the lien. Two are still active.

Residential Property Status

Homeowners –	729	87.4%	down from 736
Rentals -	98	11.8%	up from 91
Weekend -	7	.08%	

Status Concerns

Walking trail signs have been updated and sign's posts have been stained.

The back pond was overtaken with snails. The board received quotes for Sunfish to eat the snails. The fish are to be delivered the week of October 17, 2022.

Board also approved the temporary removal of the back fountain. The fountain is clogged with snails and sludge from low water levels. In order to prevent damage to the fountain, it is temporarily out of service. The back pond's water source has been turned off several times in recent weeks. The matter is being investigated.

Committees:

Community Events

Fall Festival has been tabled for 2022.

Cookies with Santa December 10, 2022. The event will last 9-11 am in the Castle on Castlegate Drive. Homeowners will be alerted to this event and their realm's designated time slot via email. *This event is for Castlegate I residents only.* Residents are asked to avoid driving through this area due to the high amount of foot traffic.

Finished Business:

Wildflower Garden has been installed in the grassy area of the back pond along Victoria Ave.

American flags for display on holidays at each realm. Community needs 1-2 volunteers willing to put the flags up around the community (designated map provided) and remove after the holiday has passed.

Unfinished Business:

Williamsburg repairs – tabled until road expansion is complete

Entrance/City Park -- still waiting for meeting with the city. City is not maintaining the pond walls, which are falling down nor are they watering, mowing or maintain the park.

Belvoir drainage—project should begin this week

Park benches ordered and installed before end of the year

New Business:

2023 Special Projects:

Donnington Landscape

Williamsburg Repair and Landscape

Adjournment: Nick called meeting at 7:15pm