

MINUTES  
CASTLEGATE OWNERS' ASSOCIATION  
BOARD MEETING  
Castle Office  
Thursday, April 13, 2023

**Proceedings:** Call to order 6:07 pm by Nick

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

**Review/acceptance of minutes:**

The minutes from the 1/12/23 meeting was previously reviewed via email, accepted, and published on the website.

**Treasurer's Report:**

Krystal reviewed all financials. The board reviewed all the reports. Discussion was held. Denise made a motion and Nick seconded. The motion carried.

**Management Report:**

Neighborhood Partners, Sandie

Review of A/R total \$12,191.30 is outstanding  
Billed for 2023 \$330 x 834 = \$275,220, Paid to date: \$269,610 or 98%  
Lien Status

██████████ – property in tax default

██████████ – court case awarded-no show, filed abstract of judgement & write of execution update 4/12 – owner has paid the court and we have submitted the paperwork at our end. We will receive \$1900.00 via check to the PO Box.

**Residential Property Status**

Homeowners	725	86.9%	down from 726
Rentals	101	12.1%	up from 99
Weekend	8	0.96%	

Status of Concerns: Sandie mentioned several homeowners have overpaid dues. An email will be sent notifying of overpayment, asking if the overpayment would like to be donated to the neighborhood Adopt a Tree Fund. If Neighborhood Partners has not received notice of desire for repayment within two weeks, funds will be donated to Adopt a Tree.

**Committees:**

Community Events – Spring Festival held 4/2 was a great success  
Fishing Tournament – set for May 6<sup>th</sup> 7:30 – 10:30 am at the back pond on Victoria  
Adopt a Tree – program will continue

**Finished Business:**

Added 2 benches to walking trail  
Replaced back pond fountain

**Unfinished Business:**

Belvoir drainage at walking trail – concrete poured, and sod planted  
Hart Landscape moved the sod from the drainage ditch. Did not put in stone properly

Tommy's crew will hand dig a few troubled areas & rearrange the slag rock to better accommodate the erosion areas

Owner's Fence review, Nick made a motion, Denise seconded. Board in agreement on the following items to help with revitalization of the area:

1. Installation of a new fence with a gate along the easement as per homeowner's email
  2. Keeping this access private unless of an emergency
  3. The Association will mow the drainage easement 1x/month, with additional mowing by homeowner's crew at homeowner's expense if/when needed
  4. Funds through the "Adopt a Tree" program will be provided for homeowner to plant 5 large shrubs (wax myrtle, red tip photinia, cedar, or other shrubbery)
- The motion carried.

Williamsburg repairs – tabled until road expansion is complete

Williamsburg drainage/landscape – requesting quotes and design

Entrance – City Park

Still waiting for meeting with Stephan Richardson, Sandie will contact again

Water is coming through the walls of the front pond

See Click Fix is encouraged by all

### **New Business:**

Irrigation Maps – received from Hart, previously paid

Green Teams – April 1<sup>st</sup>

Sandie drove community and reviewed troubled areas

Requested to remove all dead plants in the common areas

Have been working on irrigation inspection since 4/10

-Estimates for irrigation repairs are \$14,006. Discussion was held that in the Budget we have scheduled to transfer \$10,000 to maintenance fund at the end of the year. We will use these funds for irrigation repair. Bahman made a motion to approve the bill, Krystal seconded. The motion carried.

**Adjournment:** 7:10 pm