

CASTLEGATE OWNERS' ASSOCIATION
ANNUAL MEMBERSHIP MEETING
The Seven Fifty Loft
750 William D. Fitch Parkway, Suite 420, College Station, TX 77845
7:00pm, Monday September 18, 2023

INTRODUCTION OF BOARD MEMBERS

Nick McKernon, President
Bahman Yazdani, Vice President
Krystal Broussard, Treasurer
Denise Woodard, Secretary
Alessandro Raganato, Community Events Chair (not in attendance)
Doris Guentner-Guetersloh, ACC Chair (not in attendance)

CALL TO ORDER

7:00 pm by Nick McKernan

- 167 needed for a quorum, including absentee ballots
- 19 absentee ballots were received

Establish Quorum-it was explained we did not have enough participants to establish a quorum. Bylaws state the meeting proceeded as informational only. Votes are used as a 'preference poll.'

Community Website <http://castlegatehoa.com/>

MINUTES

Link to website to review reports

Minutes of the September 12, 2022 Annual Meeting were posted on the association website. We hope everyone has had a chance to review these minutes.

REPORTS

2022 Financials:

- Krystal discussed the 2022 financials which are posted on the association website. At the close of 2022, \$9500 was transferred to the maintenance account in January 2023.
- Our yearly goal is to move \$9500 to the maintenance account yearly.
- We have \$54,000 in the maintenance account.
- Krystal explained the maintenance account is used for unforeseen expenditures.

2023 Budget review:

- Budgets are posted to the association website in early December before annual invoices are emailed. If you have any questions, please email the management and they will be glad to answer any questions.
- The directors have reviewed and approved the second quarter's financials. They are posted on the association website.
- Halfway through 2023 irrigation repairs were at \$30,000 with more to come
- We are trying to prepare for the expenses of 2024

Management

- Sandie discussed the role of Neighborhood Partners and their location in the castle.
- Outstanding past due accounts have a balance of \$4,984.48
 - 3 liens, one from 2021 and two filed in 2023
 - 1 account was filed in small claims court earlier this month and will be proceeding to court
- Status of Properties
 - Homeowners 722 down from 724
 - Rentals 104 up from 103
 - Weekend 8 up from 7
- Looking at residents' numbers over the last few years, rental lots have increased

COMMITTEE REPORTS

Architectural Control Committee:

- in charge of approving property changes or enhancements to align with bylaws

Community Events

- Cookies with Santa: new event December 2022
- Spring Festival: great success. Thank you to those who volunteered
- Fall Festival: has been tabled to use the money for irrigation repairs
- Fishing Tournament: thanks to those in attendance; kids and adults had a great time
- Flags at entrance: Thank you to Walt for overseeing the raising and lowering of the flags at our entrance. He changes out tattered flags and retires them per flag etiquette. His service is greatly appreciated
- Community Flags: flags were purchased to place throughout the community 4 times per year.
- Landscape Committee/Yard of the Month: Thank you to Haddy and Amy for your service on this committee

*If anyone would like to volunteer for any committees, please email Neighborhood Partners.

COMPLETED UPDATES

- Green Teams is working hard on getting all irrigation mapped out and working properly
- 10 dead trees were removed; it costs the HOA to remove the dead trees. Once cut and placed on the curb, please feel free to take this free firewood
- Mason repair on all realm signs except the two at William D. Fitch
- Adopt A Tree: 85 trees were adopted with only a 25% mortality rate
 - Please water any of these trees if you see they need water. Nick and Alessandro have been dedicating precious free time to watering the trees each weekend.
 - If you would like to help with this, it would be greatly appreciated. Please email Neighborhood Partners
 - Bahman donated 18 and Nick donated 6 Knockout Roses that they planted around the community
 - Money has been budgeted to continue this program

NEW BUSINESS

- Irrigation: more dead trees will need removal due to the heat and drought
- Road Construction: destroyed the irrigation to the park at the front of Castlegate. City Park at the Entrance to Castlegate: This is city property. We are in talks with the city to get much needed repairs done to the pond walls and irrigation fixed. We have been told they are budgeting for these repairs for 2024.
- Plans for Landscape Improvement:
 - entrances to Amberly and Donnington
 - Boulder repairs/replacement along Victoria
 - Back pond: Nick is in talks with CS Mayor to get recognition for a Monarch Butterfly station behind the eyelets near Victoria and W.S. Phillips. We had wildflowers growing that were accidentally mowed.
- Change to annual dues: due to irrigation repairs, removal, and replacement of dead trees/greenery from the heat and drought, and inflation annual dues will increase from \$330 to \$360.
 - Please keep in mind that we have a large community with a lot of common areas to maintain. Our dues are still some of the least expensive in the area.
 - The increase will provide a much needed \$25,000 for the 2024 budget.

ANNOUNCEMENTS

- Results of the election: only two places were open for board positions. Both Doris and Nick's two-year board terms were up. Both individuals ran for another term.

ADJOURNMENT: 7:51pm