

MINUTES  
CASTLEGATE OWNERS' ASSOCIATION  
BOARD MEETING  
Castle Office  
Thursday, October 12, 2023

**Proceedings:** Call to order 6:00 pm by Nick

**Members Present:** Denise Woodard, Krystal Broussard, Nick McKernan, Doris Guentner-Guetersloh, Bahman Yazdani, and Sandie Miller representing Neighborhood Partners

**Review/acceptance of minutes:**

The minutes from the 7/13/23 meeting were previously reviewed, accepted and published on the website.

**Treasurer's Report:**

Krystal reviewed all financials.

3<sup>rd</sup> Quarter Comparison Report was made available for review. Nick made a motion to approve, and Denise seconded.

**Management Report:**

Neighborhood Partners, Sandie

Review of A/R total \$3,869.25

Lien Status

Kendal Green - City of CS made a welfare check to a residence that currently has a Lien. Status is still in holding.

A second Lien was filed in small claims' court 10/12/23 and will go to court.

Residential Property Status

Homeowners	722	87%
Rentals	104	12%
Weekend	8	1%

Status of Concerns:

Entrance Fountain – was shipped back to manufacturer for repair under warranty  
Castle Building damage – update from car accident: Initially was tabled until more estimates and investigation is complete. Since, the board has decided to file with our insurance company to make sure all damage is covered. Possible irrigation and structural damage.

Fence 8' – process for approval, submit to ACC with adjoining neighbors written approval. ACC to give variance to all properties on Appleby to install 8' fence due to elevation.

**Committees:**

Flag Committee – Alessandro will get with those who signed up to set up a schedule of who puts out the flags and when.

Adopt a Tree – program will continue

**Finished Business:**

Annual Meeting: a few residents signed up to volunteer for committees

**Unfinished Business:**

Entrance: City has an engineer evaluating the walls and will give his report

**New Business:**

- Christmas Decorations: Have \$2,300 for Christmas décor/installation and \$5,000 in budget for Castle repairs that are unused. May need to use these funds for installing Christmas decorations. Waiting for quotes.

- 2024 Budget

Special Projects:

Williamsburg repairs and landscaping

A drawing has been created. Nick will talk with homeowners and his connection for discounted landscaping to create something the residents will enjoy.

Homeowner requested the budget to include drainage. More quotes to come.

Common Area Beautification

Suggestion by resident to add one more trash can near the Castle office (but not on the city park property) to deal with after school traffic/trash on the sidewalk.

Bahman made a motion to approve the budget. Doris a second motion.

**Adjournment:** Bahman motioned to adjourn at 7:03 pm

Documents:

Agenda

Emailed: 3<sup>rd</sup> quarter comparison report

P&L Report

Balance Report