

MINUTES
CASTLEGATE OWNERS' ASSOCIATION
BOARD MEETING
Castle Office
Thursday, January 11, 2024

Proceedings: Call to order 6:00 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 10/12/23 meeting was reviewed, accepted and published on the website.

Treasurer's Report:

- Krystal reviewed all financials. 4th Quarter Comparison Report was reviewed. Nick made a motion to approve the budget as is and to move ~\$100,000 to maintenance account to accrue interest while rates are high. Money will be returned to checking upon need. Bahman made a second. Motion carried.
 - Holiday Decorations (see New Business)

Management Report:

- Neighborhood Partners, Sandie

Review of A/R total \$171, 014.17

Past Due \$4,240.90

This year's dues

\$300,240 billed, balance of \$166,980 due or 44% paid to date

Lien Status

2 homes have liens placed

- Residential Property Status

Homeowners	720	86%
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Rentals	106	13%
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Weekend	8	1%
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Committees:

- Flag Committee – flags are placed and removed before National holidays. Thanks to those volunteers. Alessandro would like to meet with each volunteer to discuss plug placement and removal.
- Community Events – Spring Festival is tabled due to lack of volunteers. Fishing Tournament will be enhanced with a few festival items. Examples *may* include, but are not limited to: bounce house, rock wall, ice cream truck or hot dogs.
- Adopt a Tree – 15 new trees were planted along Castlegate Drive. If anyone is interested in adopting a tree, please email the Adopt a Tree committee. Another option is to make a donation to Adopt a Tree.

Finished Business:

- Entrance Fountain
- Landscaping Williamsburg Realm

A special thank you to Nick, Alessandro, and the residents of Amberly Place for all their hard work in making this project happen.

- Fence 8' -Variance to all properties on Appleby to install 8' fence due to elevation.

Unfinished Business:

- Entrance – City has an engineer going to evaluate the walls and give a report
- Review of the ACC building request
 - Discussion was held on the new setback from the property lines. Discussion was held. Materials were discussed. Nick made a motion to approve the request, Bahman a second. Motion carried.
- Building damage update on estimates
 - Adjustor requested updated quotes from both companies but was still awaiting a call from Pfeffer.
 - The adjustor met with Aggieland Masonry a couple of times to discuss work needed and quote.
 - The adjuster is more comfortable with a single company (Aggieland Masonry) completing the entire project, rather than several companies who each do a portion.
 - The management company and Castlegate have worked with Aggieland Masonry in the past and feel confident in his work.
 - Bahman made a motion to approve Aggieland Masonry to complete the work, Alessandro a second. Motion was unanimous and carried.

New Business:

- Run For the Roses Event – a request was received asking us to promote this event on the Castlegate website. The board agreed to reject the request as it would set a precedence.
- Special Projects – will order trash can for walking trail near Castle office
- Holiday Lights and Decorations –
 - Nick made a motion to get quotes for the following items. Denise made a second. Motion carried:
 - Christmas lights – 2 long strands along wall at Amberly & Hwy 40
 - Installation and removal of lights
 - Additional options for decorations. What can be purchased now and how can we add on in the future.

Adjournment: 7:17 pm

Documents:

- Agenda
- Emailed:
 - 4th Quarter Comparison Report
 - P&L Report and Balance Report