

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

Proceedings: Call to order 6:07 pm by Nick

Establishment of quorum/Members Present: Denise Woodard, Alessandro Raganato, Krystal Broussard, Nick McKernan, Bahman Yazdani, Doris Guentner, and Sandie Miller representing Neighborhood Partners

Review/acceptance of minutes:

- The minutes from the 1/11/24 meeting was reviewed, accepted, and published on the website.

Treasurer's Report:

- Krystal reviewed all financials. 1st Quarter Comparison Report was reviewed. Irrigation costs are even higher than estimated. We will continue to monitor. Bahman made a motion to approve Nick made a second. Motion carried.

Management Report:

- Neighborhood Partners, Sandie
 - Review of A/R total \$12,409
 - Certified Letter went out on 4/5
 - This year's dues
 - \$330, 240 billed, balance of \$6,840 due or 2% unpaid to date
 - Lien Status
 - 2 homes have liens placed
- Residential Property Status

Homeowners	720	86%
Rentals	106	13%
Weekend	8	1%
- Concerns & Updates
 - Inquiry from resident to build a detached building was passed to the ACC.
 - Creek behind Carlisle & Carrisbrooke needs to be cleared. Will address for the 2025 budget.

Committees:

- Flag Committee – Request to put flags out for President's Day is put on hold. Currently we do not have enough community volunteers to foster more days.
- Community Events – Fishing Tournament
 - Signs were ordered and received, advertising the tournament.
 - The tournament is April 20th and open to all Castlegate I residents.
 - A bounce house and slide will be present, along with snacks, breakfast tacos, worms, door prizes and prizes for the biggest fish and most fish caught in each age bracket.
- Adopt a Tree – 25 new trees were adopted.

Finished Business:

- Entrance Recycle pump repaired.
- Castle repair completed (from car accident). All funds received and paid.
- An additional trash can was installed near Castle on walking trail.
- 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 pond walls and give a report. We've been waiting for this for several months. The board suggests Neighborhood Partners write a letter to the city, including invoices and estimates to escalate the repairs needed on the front entrance.
Rumble strips were considered to slow traffic traveling through the castle.
Other ideas instead:
 - Digital speed limit/radar sign
 - Request a reduction of speed (25 mph) from light to stop sign
 - Note: reduction of speed is needed for children crossing to and from school as well as safety in and around the Castle.

New Business:

- Green Teams would like to replace irrigation controllers with Weathermatic water smart controllers at no cost to HOA. The board requested more information before pursuing.
What is the Annual Subscription cost?
Who owns the system after install?
Do we have to buy the warranty?
Who else is using this system?
- Castlegate Area Replant Project
Quote reviewed and discussed. Sandie will ask for revised quote to include the following;
Drip in front esplanade
Planting all the plants
Remove 2 trees, grind 4 stumps
Move boulders with Road only
Backfill, bed mix & mulch
Plant Vitex & Lantana

Adjournment: 7:47 pm

Documents:

- Agenda
- Emailed:
 - 1st Quarter Comparison Report
 - P&L Report and Balance Report