

MINUTES
CASTLEGATE OWNERS' ASSOCIATION
BOARD MEETING
Castle Office
Thursday, January 15, 2026

Proceedings: Call to order 6:10 pm by Nick

Establishment of quorum/Members Present:

Denise Woodard, Krystal Broussard, Nick McKernan, Bahman Yazdani, Doris Guentner, and Sandie Miller representing Neighborhood Partners

Review/acceptance of minutes:

Secretary, Denise

Minutes 11/15/2025 meeting

Krystal motioned to approve, Nick seconded the motion, the minutes were approved January 12, 2026

Treasurer's Report:

Treasurer, Krystal

Review of Financial Reports- no concerns

4th Quarter Comparison Report. Bahman motioned to approve, Nick seconded the motion, the motion carried.

Management Report:

Neighborhood Partners, Sandie

- Review of A/R total \$185,759

Past due \$1,568

This year's dues

\$300, 240 billed, balance of \$157,151 due or 52% paid to date

- Lien Status

1 home has lien, filed in 2025

- Residential Property Status

Homeowners	709	down from 711
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Rentals	116	up from 115
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Weekend	9	up from 8
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- Concerns & Updates-none

Committees:

- Flag Committee – Nick, Greg and Ann
- ACC-Doris- nothing to report
- Adopt a Tree- Nick-TBD, momentary break
 - The board would like to plant a tree in memory of Board member Bahman Yazdani's daughter Naseem Shokat Yazdani
- Yard of the Month volunteers-Lacey Hogan, Joyce Klawitter
- Community Events –
 - Spring Festival – March 29th 2-4 pm
 - Community volunteers are desperately needed for the day of the event to help with set up, take down/clean up, monitor bouncy house and slide, and assist with other tasks in making the day go smoothly.
 - These events are for the community, organized and put together by Board members who are volunteers. Please consider helping to make these events possible.
- Fishing Tournament- on pause for Spring 2026

Finished Business:

Annual Billing

Christmas decoration

Unfinished Business:

- Entrance Pond– Parks Department

Kelsey Heiden, Director

They started the repairs at the end of December. Inquiries should be sent directed to the City of College Station

New Business:

Castle

Pressure wash and painting – received one bid and waiting on others

Replace other 2 turret doors- Nick made a motion to approve replacement, Denise made a second. Motion carried.

Penbrooke esplanade to be updated

Adjournment: 6:55 pm

Documents:

- Agenda