

**Castlewood Home Owners Association
Monthly Board Meeting
August 21, 2007
Association Meeting Minutes**

Walter Colquitt, President
Denny Reid, Vice President
Paula Cuva, Secretary
Tony Leone, Treasurer
James Richter, Member

I. Call to Order

The meeting was called to order at 7:00pm by President Walter Colquitt.

II. Establish Quorum

Attending the meeting were board members Walter Colquitt, Denny Reid, Paula Cuva, James Richter and Tony Leone and a quorum was established. Also attending were CCMC community management team Deborah Bowers and Jo Lynn Tefft.

III. Mayor Dianne Costa

City of Highland Village Mayor Dianne Costa and Mayor Pro Tem Fiorenza attended the meeting to address resident questions. Please see attached Exhibit A.

IV. Approve Minutes of July 2007 Meeting

Secretary Paula Cuva read the minutes from the July 17th BOD meeting. The minutes were approved as written by the Board.

V. Open Session

Several residents commented on how much better they thought the clubhouse, pool, etc. looked. The board and residents complimented Jo Lynn on her job. Jo Lynn said to watch the newsletter, that she noted in the newsletter some of the violation issues ahead of time before she started sending out violation letters. Almost every resident has fixed and painted their mailbox. The next big issue will be garbage cans left out where they can be seen. The board explained to the residents about violations letters. Several residents said they are now getting violation letters and they haven't for the past three years. The board explained that Jo Lynn was just following the CCR's and the Design Guidelines, which in turn, keeps the property values up. When Castlewood was turned over from the developer a lot of issues were let go. Jo Lynn asked the residents if they found the violation letters offensive and they said yes. Deborah Bowers stated that we are required by law to have certain language in the letters and that the second violation letters and fine letters have to legally be sent regular and certified mail. It was suggested that the violation process should be printed in the newsletter and the board and Jo Lynn agreed. Jo Lynn said that she would like homeowners to call and let her know that they are going to have a boat, trailer, etc., in their driveway for a few days; anything out of the ordinary to call and she would be happy to work with them. Jo Lynn said that she would have all of the CCR's, Design Guidelines, Policies & Procedures, etc., on the website within a few days.

VI. Social Committee Update

The Back to School Party is on track and we are continuing to work on the upcoming Community Garage Sale and Block Parties.

Open Session was closed at 9:00 p.m._____

Exhibit A

Castlewood HOA Meeting August 21st, 2007 Mayor Costa & Mayor Pro Tem Fiorenza

The traffic at 2499/407 is getting much worse, especially going south on 2499. A lot of the time the signal only lets 2-3 cars through. What if anything can be done about it?

- The signals are controlled by Flower Mound and recently Section 3 of FM 2499 has been let which means there will be about 600 feet of construction in either direction.
- I will ask our Public Works Director Matthew Kite to speak with Flower Mound on the sequencing of the signal lights.

Why doesn't HV have an ordinance against parking in front of a mailbox (residential)?

- Is anyone experiencing a problem with vehicles being parked in front of your mailbox?
- Is it your neighbor, and if so, please consider speaking with your neighbor.
- Have you made your AOR aware of the situation?
- Lewisville and Flower Mound were contacted by Staff. Neither city has such an ordinance. The US Postal Service controls all mail issues.

Will FM2499 be lowered and/or sound barriers be placed to help reduce noise for those residents living in Highland Shores/Castlewood communities?

- No, the two controlling points is Highland Shores Blvd and Northwood.
- FM 2499 will match the grades (Highland Shores Blvd & Northwood) from center line to centerline.
- The engineers will follow the topography of the route.
- The Environmental Assessment did not warrant sound barriers, the City has requested from TXDOT 5 foot barrier curbs where the road is higher than the existing topography.
- The developer walls will not be removed.

What is the pedestrian safety plan for the major intersections (FM2499/Castlewood Blvd, FM2499/Northwood Blvd) as well as the walking path connecting Castlewood and Highland Shores? All three of which are heavily trafficked by children and adults alike. [Access points of Castlewood Blvd. – 4 way stops - at Castlewood and Northwood? What about Trail access at the northern part of FM 2499]?

- Each intersection is designed to facilitate pedestrian access.
- Cross streets to FM 2499 will have stop signs with FM 2499 without stops.
- City of Highland Village has requested a traffic signal at the Castlewood Blvd. intersection, but installation will not happen until traffic patterns are determined.
- There are two ways to cross: one is at grade and the second is a sky bridge. When we begin planning this section of the trail, public input will be solicited during the design process. By allowing citizen input, we will be able to assure that a proper method of crossing the road is included in our bid documents. We are very sensitive to the impact our trail has on the community, and are working with citizens to try to make sure the trail is designed to meet the needs and desires of our residents as much as possible.

Why is the city proposing to build a pedestrian tunnel under FM2499 at the railroad track which currently ONLY leads to the power lines on the west side of the street instead of building a pedestrian tunnel connecting the existing trails between Castlewood and Highland Shores?

- The pedestrian tunnel will connect future trails planned in the Castlewood Subdivision
- The trail will begin at F.M. 2499 on the east end and will connect to the existing Castlewood Trail, soccer fields and recreation area.
- Public input from the Castlewood Addition will be solicited as part of the trail design in this area. Your input is welcome
- The proposed pedestrian tunnel is in the area that is best suited for under the road passage because of drainage right-of requirements and ADA requirements.
- We are planning this tunnel as this point in time due to timing of the roadway construction.
- We want to have our tunnel installed as part of the F.M. 2499 contract for construction, utilizing the road contractor TXDOT will hire.

When do you expect the city trail to be extended to connect Castlewood with the existing city trail?

- This trail is scheduled for design development and construction bidding in FY 2008/2009.
- Trail should be completed no later than 2010.

It is my understanding that there were three routes for a North/South throughway, with Chinn Chapel being TXDOT's recommendation. Why is it was the choice made to override TXDOT's recommendation and select FM2499?

- You are correct, TXDOT did identify three routes.
- The Army Corps of Engineer asked TXDOT to identify additional routes.

- The powers that be considered all options and went with the route that did not require the purchase of right-of-way, eminent domain and in one case – removal of a cemetery
- TXDOT in the late 90's and early 2000 chose FM 2499, Section 4 as the most logical choice.

What tax revenues benefit does the council expect from the commercial development and what are the plans for those revenues? Since the city has already approved the construction of the two shopping areas at FM2499 and FM 407, when does it expect to begin receiving some of the anticipated tax revenues? Why is it taking so long to finish and open the new Wal-Mart which is crucial for higher occupancy for the rest of that shopping center?

- In the City's budget of 2003/2004 our budget fund balance was 16%.
- In looking forward to 2008, had we not pursued Economic Development our fund balance would have been a negative 3%.
- To give you an illustration, in 2004 our sales tax was \$400,000 a year. At maturity the developments at opus and regency along with the DCTA sales tax and 4B sales tax; the city will realize over \$5 million dollar a year.
- As Castlewood was being constructed the City had one full-time fire department employee (Fire Chief). The remaining fire department personnel were comprised of volunteers living all over the county. This concern for future public safety is what prompted the Council to pursue economic development. The City now has 10 full-time employees, but the need still remains for additional public safety positions.
- I would like to share with you that the City has been notified that Wal-Mart will have their grand opening on November 7, 2007.

The delays were in due in part to the developer and Wal-Mart and weather delays. This Wal-Mart will be the new generation store and not a test store like those located in Plano or McKinney. Our store will encompass the successes such as: layouts, environmental issues, lighting, merchandising and deletion of models that did not prove successful.

Are any penalties being assessed for Wal-Mart's delays?

- The construction site at Wal-Mart has not incurred any penalties because the 380 agreement with Opus is not triggered until Wal-Mart opens their doors. Until that time, our City is realizing all sales tax revenues for businesses that are currently open and running in the Opus Development site.

How does the council justify all the commercial "big box" development when city funded studies (Carter Burgess & Roberts) showed residents clearly did not want fast food, home improvement, supermarkets and super drugstores, membership discount stores, department stores or national chain retailers.

- Carter Burgess was a study that was done to determine the best economic scenario for the eastern corner of the City. The Roberts Study was an opinion survey, which was done to identify the opinions at the time of study. The Roberts Study was conducted in 2001.
- Once the City became serious about economic development, the city contracted with an individual to pursue economic development for the City of Highland Village.
- A staff member and I, at the recommendation of our economic development consultant attended the International Conference of Shopping Centers. The conference revealed very significant data for shopping trends. What was once feared – a discount store – is now a friend a not a foe.
- The competition between Opus and Regency (Wal-Mart).

Many joggers/bikers frequently use FM2499. Will sidewalks be added to FM 2499 along the route from the communities to FM407?

- A sidewalk accessing between 2 communities will be provided across the bridge to Pilot Knoll Park
- The Council has directed Staff to move forward with the purchase of what is known as “Marauder Park”. The park is a little less than 3 acres and will provide access to Corps property and LEGAL access across the lake.

Audience questions posed at the August 21st meeting:

Will I-35E be shut down during construction to widen it?

- ❖ No, work will be done in stages with traffic diverted onto temporarily constructed lanes and other existing lanes as construction progresses.
- ❖ For more information on this or any other TXDOT project visit their web site at www.dot.state.tx.us/

What will be the starting salaries for the proposed additions to the Fire Department?

- ❖ 3 Firefighter/Paramedic - \$43,704.00 each
- ❖ Assistant Fire Chief - \$62,107.00