

**Castlewood Home Owners Association
Monthly Board Meeting
Tuesday January 16, 2007
Association Meeting Minutes**

The monthly BOD meeting was called to order at 7:00pm by Walter Colquitt and a quorum was established.

Attending the meeting were board members Walter Colquitt, Denny Reid, Robert Walters, Paula Cuva and Lowell Phipps. Also attending were community management team Susan Garrett and Andrea Mayo.

Paula Cuva read the minutes from the November 21st board meeting and they were approved as written by the Board.

Amanda Mitchell has agreed to head up the Social Committee for 2007. She requested the budget amount for the events and discussed what has been done in the past. The committee is having their first meeting in February and has requested volunteers. Walter suggested they reissue the call for volunteers as it didn't read to him as a call but rather a meeting of members already on the committee. The Committee will send out another notice by email.

Steven Thompson at 3111 Winston asked if there had ever been any discussion about making Castlewood a gated community. Walter Colquitt explained the additional cost and liability for the streets, etc. in making the community gated. Denny Reid explained the cost of having the gate manned and issues with keeping it manned 24/7. Walter explained this would be a significant increase to what is needed in our reserves to cover the streets and the gates. Mr. Thompson asked if we would need unanimous consent to pass and Walter explained that we would need 2/3 of the owners to agree and how hard it is to get this majority and explained that for four years the board had tried to get an amendment changed to change the annual meeting date from December 10th and had been unable to get the needed 2/3 vote to change this. Walter also explained that Castlewood was very well patrolled by the City of Highland Village Police. Mr. Thompson also asked about speed bumps. Susan Garrett explained that we have had homeowners question the board about cross walks and that the City would be responsible for approving and putting these in. Susan also explained that it takes 90% of the homeowners on a street to sign a petition to put in speed bumps before it could be submitted to the City then it would take approval by the police, fire department and City of Highland Village before they could be done.

Matt Richo from 4133 Abigail asked about putting trees on the greenbelt. The board questioned whether there was irrigation present. The Homeowner stated there was and he was willing to add these trees at his expense. The Board did not see a problem with this but requested information on what types of trees he would plant, how close to the fence, etc. to be put in writing. Mr. Richo also asked about allowing access for his new pool to be built through the common area. Susan explained that he would need to provide proof of insurance, responsibility for damage and possibly post a bond against damage and to send this request and information to the HOA, c/o of CCMC.

Walter Colquitt announced that Robert Walters would be stepping down from the board. Board agreed to place the announcement for the open board meeting on the website and the newsletter.

Walter discussed that the website links are currently not working. Andrea Mayo stated that she had contacted James Richter to help her fix them.

The Open Session is closed.