

**Castlewood Home Owners Association  
Monthly Board Meeting  
April 15, 2008  
Association Meeting Minutes**

Tony Leone, President  
Denny Reid, Vice President  
Dan Franklin, Treasurer  
Gary Bowery, Secretary  
Walter Colquitt, Director

**I. Call to Order**

The meeting was called to order at 7:01pm by President Tony Leone.

**II. Establish Quorum**

Attending the meeting were board members Denny Reid, Tony Leone, Dan Franklin and Gary Bowery and a quorum was established. Also attending was CCMC community manager, Jo Lynn Tefft.

**III. Approve Minutes of March 18, 2008 Meeting**

Gary Bowery read the minutes from the March 18th BOD meeting. The minutes were approved as written by the board.

**IV. Open Session**

Nothing to report.

**V. President's Report**

The HOA will start doing whatever is necessary (i.e., liens, foreclosure) to collect assessments. It is not fair to residents who do pay their assessments. The late and collection fee policy will also be closely monitored.

**VI. Treasurer's Report**

We did make headway on collections during April. We were a little over budget on utilities due to the water increase. The budget was adjusted to compensate for salaries and for the amount due reserves.

**VII. Manager's Report**

Social Update – The Easter Event went very well and we came in \$100 under budget. Tony and Jo Lynn will organize the Pig Roast with Amanda Mitchell's input. There has been discussion about putting the Progressive Dinner back into the Events Schedule and will be reevaluated later in the summer.

Property Update – We added a workman's comp policy effective 4/4/08. A "release of liability" clause needs to be added to the Clubhouse Rental Form. A motion was made to add the clause by Tony Leone, seconded by Denny Reid, and the motion was carried. Bids have been requested from Woody's and Metro for the Excalibur entrance

and the erosion problem at the back and side of the clubhouse. Gutters for the clubhouse have been approved and will be installed within the next two weeks. We have a bid from Universal Billiards to refelt the pool table. They do not have a workman's comp policy to satisfy CCMC requirements; therefore, the board needs to approve them to come onto the property. A motion was made by Gary Bowery, seconded by Denny Reid and the motion carried. Tony will sign the necessary waiver. To conserve water, the autofill on the pool will be turned off in the offseason.

Violation Report – Board reviewed.

Delinquency Report – Tony Leone made a motion, Denny Reid seconded and the motion carried to reduce the fine of Homeowner 03-0001-0206-01. Jo Lynn asked for late fees to be waived for three homeowners because their checks were brought into the office, but fees were charged before the checks posted. Tony Leone made a motion, Denny Reid seconded and the motion carried to waive late fees for Homeowners 03-0003-1001-02, 03-0003-1009-01 and 03-0004-0818-02. Jo Lynn will have the three collection fees reimbursed by CCMC. The eviction notice was sent by the attorney (HOAF) to Homeowner 03-0002-0205-03 on April 5, 2008.

**Open Session was closed at 8:00 p.m.**\_\_\_\_\_