

**Castlewood Home Owners Association
Monthly Board Meeting
August 13, 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 7:11pm by President Tony Leone.

II. Establish Quorum

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

III. Approve Minutes of July 16, 2008 Meeting

Gary Bowery read the minutes from the July 16th BOD meeting. The minutes were approved as written by the board.

IV. Open Session

Royce Brocato, Director of Maintenance Services with CCMC gave the board an update. CCMC will be raising their rates on roving maintenance by \$2.00/hour due to rising gas prices. Market research was done and CCMC is still below outside maintenance rates. Royce explained that you have to hire vendors with the required liability and worker's compensation insurance due to possible accidents and recourse for substandard work.

V. President's Report

We checked with our attorney and insurance agent and we can install security cameras along with signage. We are working on this for next season and will get bids on buying outright and through a security company on a monthly basis. Other issues to think about for the budget is the erosion on Castlewood Blvd., getting the surround sound system running in the clubhouse, cementing the grassy area by the pool, lights at the playground, etc. Tony will put together a neighborhood survey to find out what the residents want.

VI. Treasurer's Report

We are performing well, under budget for the month and year to date. If we can maintain at this rate, will be able to put more into reserves than expected. Water rates are still extremely high.

VII. Manager's Report

Social Update – The Back to School party is being organized by Amanda Mitchell. We will have a bounce house, an obstacle course and snow cones. Amanda is also organizing an “adults only” party for October 11. There will be a charge per person. She will not be able to do the Halloween party, so Jo Lynn said she would handle it. Amanda will have the 2009 Events Budget for the next board meeting.

Property Update – The water bills are still inconsistent and Jo Lynn is working with the City on this problem. We are required to use 30% less water with Phase II. The ants around the pool gate have been resprayed. Post-emergent will be put down next week. Jo Lynn has tried multiple times to get in contact with the coke machine vendor and he has not returned phone calls. Jo Lynn will have a programmable thermostat installed at the clubhouse.

Violation Report – 27 violation letters were sent in the last month, the majority for lawn-related issues and garbage can violations.

Delinquency Report – We still have 7 outstanding unpaid assessments – one has paid half. The remainder have been sent final demand letters or notice of liens requesting payment by 9/5 or it will go to foreclosure on 10/5. Homeowner 03-0003-1103-03 paid off his balance but was charged \$30 in late/collection fees before payment was received. The board approved a motion to waive these fees.

Open Session was closed at 8:00 p.m._____