

**Castlewood Home Owners Association
Monthly Board Meeting
January 21, 2009
Association Meeting Minutes**

Tony Leone, President
Denny Reid, Vice President
Dan Franklin, Treasurer
Gary Bowery, Secretary
Amanda Mitchell, Director

I. Call to Order

The meeting was called to order at 7:00pm by President Tony Leone.

II. Establish Quorum

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

III. Approve Minutes of November 19, 2008 Meeting

Gary Bowery read the minutes from the November 19th BOD meeting. The minutes were approved as written by the board.

IV. Open Session

Several residents attended and presented the board with signed petitions in support of the Castlewood/Northwood and FM2499 closure gate. Approximately 60.4% of Castlewood is in support of the closure with an "emergency response only" gate. The board will decide on an HOA course of action and will notify the residents of their decision. If the board decides to support this effort, a letter will be sent to the City.

A resident expressed concern about overnight parking in the soccer field parking lot and asked the HOA to install a "No Overnight Parking" sign. The board agreed and Jo Lynn will order the sign.

Several residents asked about the new power poles right at the property line. Tony talked to the Mayor and she said the City wanted underground lines but the price was extremely high. Co-Serv elected to go ahead with the poles; they do not need permission to do so. Residents also asked about the height of the road and how much higher it is than some of the houses in Castlewood. Tony spoke to the Mayor about this and is waiting on a response.

V. President's Report

We are still seeking volunteers for social events. Due to the lack of support, the Mardi Gras event is cancelled. We will have a core number of events each year - Easter, Pig Roast, 4th of July, Back to School, Halloween & Christmas.

VI. Treasurer's Report

We showed a loss of income for year-end due to moving operating surplus of \$22,904 into reserves. We were over on operating expense due to year-end work orders (tennis court benches, gates, Christmas lights, etc.). Overall, year-end numbers looked very good, with the surplus moved to reserves.

VII. Manager's Report

Social Events – Mardi Gras is cancelled. Jo Lynn will be setting the dates for the events and posting them in the newsletter and on the website. Having a “no charge” Progressive Dinner will be discussed at a later date.

Property Update – Metro is taking down all of the split rail fencing throughout Castlewood. Metro is exploring options for planting trees on Falken Court. The HOA is still researching security cameras for the pool area. Jo Lynn will send a certified letter to the vending machine company asking them to remove the Pepsi machine by 3/1/09 or it will be discarded. An info board will be added at the pool. We are having a Crime Prevention Meeting with the HV police on February 7th - time to be determined.

Violation Report – No violation letters were sent in December. Fourteen have been sent so far in January, most for garbage can violation.

Delinquency Report – We have one outstanding unpaid assessment which is set for foreclosure by the mortgage company. We have two board approved payment plans that are on time.

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