

**Castlewood Home Owners Association
Monthly Board Meeting
July 16, 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 7:00pm by President Tony Leone.

II. Establish Quorum

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

III. Approve Minutes of May 21, 2008 Meeting

Gary Bowery read the minutes from the May 21st BOD meeting. The minutes were approved as written by the board.

IV. Open Session

A resident asked if parking was allowed at the soccer parking lot. Jo Lynn said that on occasion limited parking is allowed if permission is asked and granted.

V. President's Report

There has been a lot of garbage and personal items left at the pool. Residents need to be better about throwing their garbage away and taking their "stuff" with them. All items will be discarded every Friday.

VI. Treasurer's Report

We are performing well year to date and the month of June was better than budgeted. We had a net operating income of \$197.75 after all expenses and income was reported. Our landscape was a little over budget due to paying out Woody's contract and the overlap between landscapers.

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. The 4th of July party turned out very well, different group of people because of the change of time.

Property Update – The water bills are still inconsistent and Jo Lynn is working with the City on this problem. All work orders have been completed: barricade posts painted, two new expansion joints at the pool, new digital thermostat in the clubhouse and a breaker box installed by the a/c unit. We also had parking lot restriping specs done.

Due to fuel prices, CCMC is raising their roving maintenance rates \$2.00 hour. More bids have been sent out for court resurfacing and parking lot restriping. We probably won't receive the bids until September/October due to most companies are working on ISD's.

Violation Report – 49 violation letters were sent in the last month, the majority for lawn-related issues and garbage can violations.

Delinquency Report – We still have 11 outstanding unpaid assessments. Two are confirmed foreclosures, three have paid ½ payments. The remainder have been sent final demand letters or notice of liens.

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