

**Castlewood Home Owners Association
Monthly Board Meeting
May 21, 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, Dan Franklin, Walter Colquitt and Gary Bowery and a quorum was established. Also attending was CCMC community manager, Jo Lynn Tefft and VP Ron Stephens.

III. Approve Minutes of April 15, 2008 Meeting

Gary Bowery read the minutes from the April 15th BOD meeting. The minutes were approved as written by the board.

IV. Open Session

Nothing to report.

V. Metro Landscape

Jim Griffin and Ron Dunn gave a brief report on Metro's history and went over what they thought Castlewood needed in regards to landscape and irrigation. Walter Colquitt asked about previous problems that Castlewood had with Metro. Ron Dunn said the majority of problems were due to "lack of communication" and assured the Board they would do a better job of reporting to the community manager.

VI. President's Report

Tony Leone reported that the weeds, fire ants and lack of mowing in some of the common areas were being addressed with the landscape company.

VII. Treasurer's Report

We are currently \$15,000 under budget for the year. This amount includes the landscape amounts not budgeted for - \$3,000 for the creek clean up, and the approximately \$1,600 for the drainage/standing water problem on the Abigail walking trail.

VIII. Manager's Report

Social Update – The Pig Roast is organized and ready to go. We currently have about 190 registered.

Property Update – The gutters on the clubhouse have been installed and the pool table has been refelted. We also bought 4 new cue sticks and a stand. One of the ceiling fans outside has quit working and we will replace both.

Violation Report – 58 violation letters were sent in the last month, the majority for lawn-related issues and garbage can violations.

Delinquency Report – We still have 12 outstanding unpaid assessments. Two are confirmed foreclosures and one is a bankruptcy. Final demand letters were sent out on April 30th from the HOA attorney. Lien letters will be sent out by the attorney at the end of May.

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