

**Castlewood Home Owners Association
Monthly Board Meeting
November 19, 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, Denny Reid, Walter Colquitt, and Gary Bowery and a quorum was established. Also attending was CCMC VP Ron Stevens and community manager, Jo Lynn Tefft.

III. Approve Minutes of October 15, 2008 Meeting

Denny Reid read the minutes from the October 15th BOD meeting. The minutes were approved as written by the board.

IV. Judd Austin, Attorney

Judd Austin, attorney with Henry, Oddo, Austin & Fletcher came to the meeting to discuss the collection process. He went through the process from the first delinquency notice at 30 days past due to a foreclosure sale.

V. Open Session

Several residents involved in the Castlewood/Northwood and FM 2499 closure were at the meeting asking the board for their participation. The board explained they could not give their support at this time, but for the residents to get as many signatures as possible on their petition and come back to the board when they have a significant majority of residents in favor. The group also discussed having an "informational meeting" at the clubhouse in January.

VI. President's Report

We will be covering all of the year-end items during the annual meeting in December. We have done a lot this year and the board looks forward to sharing the information with Castlewood residents.

VII. Treasurer's Report

We are performing well, under budget for the month and year to date.

VIII. Manager's Report

Property Update – The sidewalk extension along Castlewood Blvd. has been completed. New backboards were installed and raised to 12 feet. The tennis court benches should be delivered next week. The gates at the tennis court have been raised. The estimate from Co-Serv for security lights at the playground is \$3500.

Violation Report – 31 violation letters (23 1st letters, 6 2nd letters, 2 fines) were sent in the last month, the majority for lawn-related issues and garbage can violations.

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 not on time. I have contacted the attorney to start foreclosure proceedings.

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