

**Castlewood Home Owners Association
Monthly Board Meeting
September 17, 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, Dan Franklin and Gary Bowery and a quorum was established. Also attending was ARC chairman, Craig Mitchell, social events chairperson, Amanda Mitchell and CCMC community manager, Jo Lynn Tefft.

III. Approve Minutes of August 13, 2008 Meeting

Gary Bowery read the minutes from the August 13th BOD meeting. The minutes were approved as written by the board.

IV. Open Session

Craig Mitchell, ARC chairman, said the approval process was working well. They are approving about one-half of requests via email.

V. Social Update

Amanda is organizing an "adults only" party, Black Forest Night, for October 11. There will be a \$20 charge per person. Jo Lynn is doing the Halloween Party. The 2009 social events budget of \$4,000 has been finalized.

VI. President's Report

The survey had a very good response with 153 responses. Landscaping was the major concern. Also important was updating the clubhouse, security cameras at the pool and security lighting at the playground. We will address the top 10 concerns/ideas in the October newsletter. We will also do a better job communicating with residents on improvements. We have significantly increased revenue in newsletter advertising this year.

VII. Treasurer's Report

We are performing well, under budget for the month and year to date. As of 8/31/08 we are approximately \$16,000 ahead of budget.

VIII. Manager's Report

Property Update – The grass is looking better and should be in good shape next year with regularly applied fertilizer and post- & pre-emergent. The first application of Award fire ant prevention has been applied. The front landscaping is bad due to water conservation and construction. Fall plantings will be done by mid-October. Metro will be installing a master valve at the front to prevent water loss if an irrigation break occurs. New clips were installed on the tennis court fence. There are several outstanding landscape and irrigation proposals due from Metro in the next few weeks. Jo Lynn has tried to contact the “Pepsi” vendor for several months to remove machine. It has been out of order for at least four months. All messages have gone unanswered. Jo Lynn will try other avenues to replace the machine.

Violation Report – 53 violation letters (41 1st letters, 9 2nd letters, 3 fines) were sent in the last month, the majority for lawn-related issues and garbage can violations.

Delinquency Report – We still have two outstanding unpaid assessments – one set for foreclosure on October 8. We have three board approved payment plans that are on time.

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