

**Castlewood Home Owners Association
Monthly Board Meeting
April 15, 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 7:00 p.m. by President Tony Leone.

II. Establish Quorum

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

III. Approve Minutes of March 18, 2009 Meeting

Gary Bowery read the minutes from the March 18th BOD meeting. The minutes were approved as written by the board.

IV. Open Session

Officer Webb attended the meeting and was asked if the City would be able to help with the cost of putting lights in at the playground. He stated that the City was not able to do it at this time.

V. President's Report

We are trying to put in irrigation along Castlewood Blvd. in front of the cul-de-sacs – Fairfield, Brighton, Bentley and Falken – to be able to plant trees, grass, etc. It is too expensive, approximately \$18,000, to put in water meters. We are looking at adding additional irrigation to the cul-de-sac homeowners and reimburse them for water usage. Metro will get bids for irrigation addition as soon as we receive approval from the homeowners. Letters and emails have been sent several times and at this time we only have approval from both Falken Court homeowners.

We have had requests to remove the posts and pavers on Brighton Court. Jo Lynn checked with the City and this is a City ingress/egress easement. The City is willing to turn these easements back to Castlewood, but only after a survey is done. Without the survey, we can still put in irrigation and plantings, but the posts and pavers cannot be moved.

Residents have reported damaged areas to the red brick wall on the east side of Castlewood. This wall belongs to Castlewood and we are responsible for maintaining it. Jo Lynn is checking with TXDOT to see if the damage occurred during construction of FM2499. She will also get several quotes for repair.

VI. Treasurer's Report

The April financials were favorable and under budget. Year to date we are \$8,300 under budget. Gary Bowery asked if the timers on the pool have saved us any on utility costs. Jo Lynn will research this.

VII. Manager's Report

Social Events – The Easter event turned out well, except we did not receive enough stuffed eggs. This will be adjusted next year. The next event is the Pig Roast and Amanda Mitchell is the event coordinator. We still do not have a volunteer for the 4th of July party.

Property Update – Metro is still trying to get sod and jasmine to finish up the sloped areas on Castlewood Blvd. and the clubhouse area. All of the rain has put them behind. Metro will aerate and fertilize the soccer field in the second half of May. The security cameras have been installed at the pool. Jo Lynn will order “surveillance” signs next week. The lock has been changed on the Pepsi machine and the HOA will maintain it.

Violation Report – 14 first letters and 3 second letters were sent in April.

Delinquency Report – There are two unpaid 2008 assessments with liens. For 2009 there are four approved payment plans; 17 unpaid assessments and 4 unpaid late/collection fees. All late accounts will be turned over to the attorney the first of May for final demand letters.

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