

**Castlewood Home Owners Association  
Monthly Board Meeting  
July 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, Gary Bowery and Amanda Mitchell and a quorum was established. Also attending was CCMC community manager, Jo Lynn Tefft.

**III. Approve Minutes of June 17, 2009 Meeting**

Gary Bowery read the minutes from the June 17th BOD meeting. The minutes were approved as written by the board after one correction – Denny Reid did not attend the June meeting.

**IV. Open Session**

Nothing to report.

**V. President's Report**

A "mineral rights letter" dated July 9, 2009 was sent out as a correction to a letter previously sent on September 19, 2009. Residents are responsible for their mineral rights; it is not an HOA issue.

The board has banned a resident from the common areas due to continuous misuse of property, profanity, disrespect, etc. Rights are suspended indefinitely unless an appeal is filed.

Pool rules will be reevaluated (smoking, etc.) before pool opens next season.

TXDOT is still working on the plans for the south entrance exit lane. Construction is currently about six weeks behind the original schedule. We still do not have electricity or irrigation at the front entrance. The board will request better communication from the City.

Due to safety issues, the trail behind Excalibur that used to go across to Highland Shores will be closed off on both sides of FM 2499 (Castlewood & Highland Shores). We received confirmation of this today from Scott Kriston with the City. Because it is an Arco Gas pipeline easement, it cannot be a brick wall. It will probably be a wrought iron

fence and/or gate. The HOA has requested input from the City before plans are finalized.

We have heard from several residents who say the brick wall has been damaged due to FM 2499 construction. We will file a damage claim with the TXDOT contractor.

## **VI. Treasurer's Report**

We were under budget by \$1,700 for the month, and are under budget \$9,200 year to date. We had a large expense (\$2,200) for irrigation replacements due to the extra soil, fertilization and aeration of the soccer field.

## **VII. Manager's Report**

Jo Lynn will be at a CCMC Manager's Summit in Arizona for training August 5-7.

Social Events – We do not have a chair or volunteers for the Back to School Party. Jo Lynn will send out an email and put an article in the newsletter. The event will be cancelled if we still do not receive any responses. We have received no response to articles on a Progressive Dinner.

Property Update – Metro is watering the soccer field more because of the additional fertilizer and aeration. We are also watering the front of the clubhouse and the slope on Castlewood Boulevard more due to new plantings. Irrigation timers have been changed to comply with Phase II watering. The water bill will be considerably higher next month due to inconsistent meter reading.

The locks have been installed on the tennis courts.

We had three contractors out to give estimates on the brick wall. All three contractors said they would have to wait until construction is finished and the current drainage problem is resolved before they can accurately quote a price and course of action.

Jo Lynn has requested an estimate from Metro to bore a new irrigation line under Sherwood to get the irrigation back up and working on the north side of Sherwood along the Castlewood trail where it ties into the Corps of Engineer trail. This will be information for the 2010 budget.

Violation Report – 55 first letters, 19 second letters and three fines for July.

Delinquency Report – There are two unpaid 2008 assessments; one in bankruptcy, one with a lien. For 2009, there are three approved payment plans (on time); five unpaid assessments (not including payment plans) and three unpaid late/collection fees and/or attorney fees. All unpaid assessments have been sent to the attorney for liens.

Open Session was closed at 8:00 p.m. \_\_\_\_\_