

**Castlewood Home Owners Association
Monthly Board Meeting
June 17, 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, Gary Bowery and Amanda Mitchell and a quorum was established. Also attending was CCMC VP Ron Stephens and community manager, Jo Lynn Tefft.

III. Approve Minutes of May 20, 2009 Meeting

Gary Bowery read the minutes from the May 20th BOD meeting. The minutes were approved as written by the board.

IV. Open Session

We are still having problems with skateboards, scooters, etc., on the tennis court. The board voted to lock the tennis court gates with a combination lock. Residents who use the courts can contact the management office for the combination. The rules list will be posted again in the next newsletter.

V. President's Report

Tony expressed appreciation to Amanda and Craig Mitchell and all who worked so hard on the Pig Roast.

Regarding the front entrance, Jo Lynn is staying in contact with TXDOT and the City. There is no water or electricity at the front and it will be at least three to six weeks before construction is complete. TXDOT is sending a water truck twice a day, three times a week. Plans are being revised to include a retaining wall. Metro has given a verbal estimate of \$3,000 to \$5,000 to redo the irrigation and landscaping. We will also need an electrician to run new wires. Because this is an easement, the HOA is responsible for the costs. Due to the unknown amount we will need for the front entrance, the board voted to hold off on the Falken Court irrigation and landscaping.

There is one opening on the Modification Committee and this will be advertised in the newsletter. After submitted bios are reviewed, the board will vote on the new member at the July board meeting. The board would like Craig Mitchell's (committee chairman) input.

VI. Treasurer's Report

We were under budget by \$3,500 for the month, but were over budget on irrigation and pool repairs and pool. Overall, we are under budget for the year. The hottest months are coming up and the water and electricity will go up significantly.

VII. Manager's Report

Social Events – Pig Roast was well attended and went very well. Kimberley Lyons, a new resident, is chairing the 4th of July party. Amanda and Jo Lynn met with her to give her some ideas and budget amount. The next event is the Back to School party and to date we do not have any volunteers.

Property Update – Jo Lynn is doing research to put in a bike rack. To use a parking space, we need to check on the master plan to see how many parking spaces are required and if we have an extra space. The bike rack needs to be in the front or it will not be used.

We have a garbage problem at the clubhouse. Squirrels and raccoons are getting into the garbage. Since we do not have a place for a dumpster, Jo Lynn is going to buy a horizontal storage shed to put in the back for garbage.

The DVD player for the security cameras went out and will be replaced in two days.

Two contractors have been out to give an estimate on the damaged brick wall. Because of the standing water, we haven't been able to walk the entire wall. Two more contractors are scheduled to come out. So far, the opinion is that construction has contributed to the damage. Jo Lynn will contact TXDOT to find out how to file a damage claim.

We will add a line item to the budget/financials to keep track of the CCMC pool vending machine. Jo Lynn will contact the Red Bull vendor to ask about proceeds.

Violation Report – 10 first letters, 12 second letters and two fines thus far for June.

Delinquency Report – There are two unpaid 2008 assessments with liens. For 2009 there are three approved payment plans (on time); 6 unpaid assessments (not including payment plans) and 5 unpaid late/collection fees and/or attorney fees.

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