

**Castlewood Home Owners Association
Monthly Board Meeting
May 20, 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, Dan Franklin, Gary Bowery and Amanda Mitchell and a quorum was established. Also attending was CCMC community manager, Jo Lynn Tefft. CCMC VP Ron Stephens was attending via phone to give an update on the 81st Texas Legislative Session.

III. Approve Minutes of April 15, 2009 Meeting

Gary Bowery read the minutes from the April 15th BOD meeting. The minutes were approved as written by the board.

IV. Open Session

A resident asked about planting trees on Falken Court. The board explained that there is no irrigation along any of the cul-de-sacs and these easements are owned by the City. Water meters are \$18,000, plus cost of irrigation and plantings. The HOA has received permission from the two end cul-de-sac owners on Falken Court to tie into their irrigation system. The HOA has requested a bid from Metro to proceed with this project. The proposal will include adding to the existing irrigation, planting two red oak trees and possibly planting shrubs.

Ron Stephens gave an update on the Texas House Bills regarding HOA's.

V. President's Report

The security cameras are installed and working. They are to monitor for vandalism purposes only. We have damage to the brick retaining wall along FM2499. Jo Lynn is working with the contractor, Ed Bell Construction, to find out if it was damaged during construction. TXDOT took pictures before construction. Jo Lynn is getting bids to have the wall repaired. We have a request from the City to sign an easement request to build a wall to close off the Castlewood path along the pipeline easement at FM2499.

VI. Treasurer's Report

The April financials were favorable and under budget.

VII. Manager's Report

Social Events – We have 176 registered so far for the pig roast. Amanda Mitchell is organizing and everything is on track. We will rent tables and chairs. We still need a chairperson for the 4th of July and Back to School parties.

Property Update – Metro is still scheduled to plant jasmine to finish up the sloped areas on Castlewood Blvd. Metro is also scheduled to aerate and fertilize the soccer field.

Violation Report – 33 first letters, 4 second letters and two fines for May.

Delinquency Report – There are two unpaid 2008 assessments with liens. For 2009 there are four approved payment plans; 11 unpaid assessments and 4 unpaid late/collection fees. All late accounts were turned over to the attorney for final demand letters.

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