

**Castlewood Home Owners Association
Monthly Board Meeting
October 21, 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, Dan Franklin and Amanda Mitchell and a quorum was established. Also attending was CCMC community manager, Jo Lynn Tefft.

III. Approve Minutes of September 16, 2009 Meeting

Gary Bowery read the minutes from the September 16th BOD meeting. The minutes were approved as written by the board.

IV. Robert's Pool Presentation

Sterling Kropp and Randy Dornan with Roberts Pool Service gave a presentation on Intelliflo energy efficient pool pumps.

V. Open Session

Nothing to report.

VI. President's Report

The 2010 budget has been finalized. The annual meeting packet, the 2009 proxy and the letter to residents need to be finalized at the November board meeting. The letter to residents and the proxy need to be sent to the mail house by November 19.

VII. Treasurer's Report

The September financials were favorable and under budget. We were \$2,835 under budget for total operating expenses for the month. We were \$3,089 better than projected for net operating income.

VIII. Manager's Report

Social Events – Jo Lynn met with Laura Rojas, coordinator for the Halloween Party. Everything is in order and will be within budget.

Property Update – TXDOT has the new plans for the front entrance. Jo Lynn has requested a meeting with TXDOT, Ed Bell Construction and Metro Landscape to go over the plans. Metro will request advance notice to lay down PVC for irrigation and electric before the road is poured.

Metro will put in winter color at the clubhouse next week. No plantings at the front entrance due to construction. Metro has treated for fire ants several times due to the large amount of rain.

The pool furniture has been stacked and tarped.

The office computer was upgraded to 320 GB hard drive and 2 GB memory.

Violation Report – 10 first letters, 5 second letters and one fine issued so far in October.

Delinquency Report – There are two unpaid 2008 assessments, both in bankruptcy. For 2009, there is one approved payment plan; four unpaid assessments (two foreclosed by mortgage company and two foreclosed by Castlewood and sold at the October 6, 2009 auction); three unpaid late/collection fees and/or attorney fees; and three fines.

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

Executive Session

IX. Fine Appeal – 03-0001-0301-01

The board voted to reduce the fine to \$200 as long as the work is completed by November 2.

X. 2010 Budget Approval

The board voted to approve the 2010 budget.

The next meeting is scheduled for November 18, 2009.

The Meeting was adjourned at 8:30 p.m.

Tony Leone, Board President

Date

Gary Bowery, Board Secretary

Date