

**Castlewood Home Owners Association  
Monthly Board Meeting  
September 16, 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 August 19, 2009 Meeting**

Gary Bowery read the minutes from the August 19th BOD meeting. The minutes were approved as written by the board.

**IV. Open Session**

Questions were raised about closing off the trail where it now ends at FM2499. The HOA will ask the City to put up a temporary fence until the wrought iron fence can be installed. Questions were also asked about the curb across the Northwood entrance. Tony Leone said he spoke with Matt Kite at the City and the curb was put in by mistake by the contractors. Because the grade is so steep, easements are needed from the homeowners on either side. Sod was planted to help contain the erosion. The City will redo this intersection and open it up after TXDOT is finished with the FM2499 project and new plans are finalized.

**V. President's Report**

The preliminary budget has been submitted to us by CCMC. The board will meet on September 29 to make any modifications and have the final budget ready for the October board meeting.

**VI. 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.

## **VII. 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 – New mulch was added at the playground. New sod was also added in the playground area. Metro under estimated the amount of sod by half, but did not charge for a plumbing leak they fixed at the front. Pre- and post-emergent will be going down next week. Metro will also fertilize the soccer field again.

TXDOT sent the front entrance plans back to the designer because it was going to take most of our south flower bed. TXDOT still can't give a timeframe. Advance notice has been requested so Metro can lay PVC pipe for the electric and irrigation.

The construction going on along Castlewood Boulevard is for a T-Mobile cell phone tower that will be constructed on the existing power pole.

New soccer nets will be installed before the spring season begins. Jo Lynn would like to buy the "net extenders" to preserve the life of the nets.

Violation Report – 27 first letters, 2 second letters, one fine and two mows for September.

Delinquency Report – There are two unpaid 2008 assessments, both in bankruptcy. For 2009, there is one approved payment plan; five unpaid assessments (foreclosure sale on 10/6); three unpaid late/collection fees and/or attorney fees; and three fines.

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