

**Castlewood Home Owners Association
Monthly Board Meeting
April 21, 2010
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 and Amanda Mitchell and a quorum was established. Also attending was CCMC community manager, Jo Lynn Tefft.

III. Approve Minutes of March 24, 2010 Meeting

Denny Reid read the minutes from the March 24th BOD meeting. The minutes were approved as written by the board.

IV. Open Session

Nothing to report.

V. President's Report

Tony Leone is still concerned about the playground issues. We have older kids with behavior and language problems. We have asked the HV police to step up patrol. We also need resident and parent participation.

A resident asked about the potholes at the main entrance. Jo Lynn told him that the City is aware of the problems, but because they will have to cut out a section of concrete, they are waiting until TXDOT is finished in this area.

VI. Treasurer's Report

The March financials were favorable and under budget in every category except Income (due to moving the 2009 excess of \$25,231 to the 2010 reserves). The new pool pumps have saved significantly on electricity costs.

VII. Manager's Report

Social Events – Primrose is sponsoring a bounce house for the Pig Roast. Lisa Good with Weichert Realtors is sponsoring the Space Walk climb/slide and snow cones. The Franklin Firm is sponsoring the face painting. Amanda will coordinate the event, but will not be able to attend. Tony will be in charge of the pig and other meats.

Property Update – We will be replacing the deck-o-seal around the wading pool. The hole in the awning has been repaired. Metro has completed the front irrigation except for the south side where they are waiting on TXDOT to regrade and put down sod. Metro will be planting the front entrance perennials next week. Bob Owens Electric is finished at the front entrance. They still need to submit a bid to replace the three outlets that were removed.

Jo Lynn talked to Mark with TXDOT regarding the gaps in the TXDOT wall along FM 2499. He said they do not have to put in a wall if the land is a certain elevation.

Signs have been ordered for the park and the Pig Roast. Criterium Dotson came out last Friday to start the reserves study update.

The savings on electricity with the new pool pumps is: \$600 savings in November 2009 versus November 2008; \$500 savings in December 2009 versus December 2008; \$600 savings in January 2010 versus January 2009; \$500 savings in February 2010 versus February 2009. We will continue to monitor.

Violation Report – 42 first letters and 6 second letters.

Delinquency Report – There are 16 unpaid assessments; 4 unpaid late/collection fees, 3 payment plans; and one fine. At this time last year, there were 11 unpaid assessments, 6 unpaid late/collection fees and two payment plans. Delinquencies are scheduled to go the attorney in May.

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