

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

**III. Approve Minutes of January 20, 2010 Meeting**

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

**IV. Verizon Bulk Rate Presentation**

Brenda Lamey with Verizon presented a proposal for a community-wide bulk package on Verizon FIOS internet and HD TV services. After the presentation, the board discussed the options. Because the association would be required to pay for all 384 homes and the homeowners would be obligated to pay for Verizon service (whether or not they used it) yearly with assessments, the board voted that the current Verizon offer would not be a good option for Castlewood.

**V. Open Session**

The board discussed hiring a structural engineer to look at the Castlewood brick wall. We have received one bid of \$1,200. Jo Lynn will call the engineering firm that did the original reserves study and get a quote for a study update, along with a scope of work regarding the brick wall.

**VI. President's Report**

We are working on the electrical for the front entrance and have a range of bids. We will redo the specifications and ask for new bids based on the same equipment. A broadcast email will also be sent out asking residents for electrical contractors.

## **VII. Treasurer's Report**

The January financials were favorable and under budget in every category except Income (due to 2010 reserve contribution of \$27,000). We will also be moving the 2009 excess of \$25,000 to reserves which will bring the total to \$101,000.

## **VIII. Manager's Report**

Social Events – Kimberley Lyons is chairing the Easter party.

Property Update – We have received two electrical bids on the front entrance and have requested bids from two other companies. We will get bids on the brick wall repair after TXDOT is finished. New swings will be ordered immediately and new soccer nets will be ordered before the fall season. There is a hole in the sunport over the wading pool. Jo Lynn has a patch kit and will ask Roberts for an estimate.

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. We will continue to monitor.

Jo Lynn called the City to request repairing two potholes at the entrance and one on Castlewood and Canterbury. The City is still waiting on the misspelled street signs. The City was also requested to stop their trucks and other contractor vehicles from driving on our common area.

The new check scanner has been installed.

Violation Report – 23 first letters and 1 second letter.

Delinquency Report – There are 49 unpaid assessments; 11 unpaid late/collection fees and/or attorney fees; and two fines. At this time last year, there were 46 unpaid assessments and 24 unpaid late/collection fees.

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