

**Castlewood Home Owners Association
Monthly Board Meeting
January 20, 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, Gary Bowery and Amanda Mitchell and a quorum was established. Also attending was CCMC community manager, Jo Lynn Tefft.

III. Approve Minutes of November 18, 2009 Meeting

Amanda Mitchell read the minutes from the November 18th BOD meeting. The minutes were approved as written by the board.

IV. Metro Landscape

Jim Griffin from Metro Landscape presented the proposals for the main entrance irrigation and landscape. The board expressed their appreciation to Metro for their hard work. The board will make any necessary revisions to the proposals and approve within two weeks.

V. Open Session

Nothing to report.

VI. President's Report

Tony asked for discussion on when we will have the pools resurfaced. Due to the front entrance irrigation, landscape and electrical repairs and repairs to the brick wall, we will hold off on the resurfacing until Fall 2010 or Spring 2011.

VII. Treasurer's Report

The December financials were favorable and under budget. We were \$847 under budget for total operating expenses for the month. We were \$357 under budget for net operating income but \$25,232 better than projected for the year.

VIII. Manager's Report

Social Events – We do not have a volunteer for the Easter party yet. Jo Lynn will put an article in the newsletter and send out an email. Amanda Mitchell will also look for residents.

Property Update – Roberts pool sent a bid to replaster the main and wading pools. Metro has submitted bids for the main entrance irrigation and landscape. Jo Lynn has received one electrical bid on front entrance and has requested bids from two other companies. Jo Lynn will get bids on the brick wall repair after TXDOT is finished.

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. Jo Lynn will continue to monitor.

Jo Lynn called the City to request street reflectors on the new Castlewood Boulevard crosswalk and to replace two misspelled street signs. She also checked on painting the fire hydrants and was told they would be done by the end of summer 2010.

Violation Report – 21 first letters, 4 second letters and one fine issued in January.

Delinquency Report – There are two unpaid assessments; three unpaid late/collection fees and/or attorney fees; and two fines.

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