

**Castlewood Home Owners Association
Monthly Board Meeting
May 19, 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 community manager, Jo Lynn Tefft.

III. Approve Minutes of April 21, 2010 Meeting

Gary Bowery read the minutes from the April 21st BOD meeting. The minutes were approved as written by the board.

IV. Proposed Changes to the Design Guidelines

Ron Kurash, representing the Modifications Committee, attended the meeting to present suggested changes to the Design Guidelines. The board requested a few modifications to the changes presented. The Modifications Committee will make the changes and resubmit to the board for approval.

V. Open Session

The board discussed the vandalism of the pool fence. Twelve pickets were removed from the backside of the fence. Children were using this as a way to get into the pool area. A police report was filed and we are waiting on their findings.

VI. President's Report

Tony Leone spoke about the upcoming repairs to the Castlewood brick wall. We have received one bid and that contractor will come to the June board meeting to discuss repairs. Jo Lynn will send out bid requests to several other contractors. The HOA will provide addresses for all resident's who back up to the wall and will assist the approved contractor with gaining access.

VII. Treasurer's Report

The April financials were favorable and under budget. We were \$2,500 under budget in total operating expenses and \$2,360 over budget in net operating income.

VIII. Manager's Report

Social Events – Everything is on track for the Pig Roast. Primrose is sponsoring a bounce house; Lisa Good with Weichert Realtors is sponsoring the Space Walk climb/slide and snow cones; and The Franklin Firm is sponsoring the face painting. We have quite a few reservations, but could still use a few more volunteers. An email was sent to the City Council to invite them to the Pig Roast. An email invitation will also be sent to the Police Department.

Property Update – The deck-o-seal was replaced around the wading pool. The pool fence was repaired and a work order was placed to have the pool gate post replaced. Quotes to replace the teeter totter at the park have been requested. We are also getting quotes on several other pieces of play equipment. A red oak tree will be planted in front of the tennis courts to replace the dead holly. The soccer nets will be taken down for the summer due to children climbing on them. New nets will be ordered. Metro gave a quote to add pampas grass and boulders to the area on Castlewood Boulevard where vehicles have been driving across the common area. Jo Lynn will meet with Metro to see if there is a less expensive solution. The reserve study will be done in two weeks. The Red Bull machine has not been moved. Jo Lynn talked with the vendor and they will give her the key to fill the machine. There was a \$480 savings on electric in April 2010 (\$320) versus April 2009 (\$800) due to the pool pumps.

Violation Report – There were 40 first letters, 8 second letters and one fine.

Delinquency Report – There are 7 unpaid assessments; 2 unpaid late/collection fees, 2 payment plans; and two fines. At this time last year, there were 11 unpaid assessments, 6 unpaid late/collection fees and two payment plans. Delinquencies were sent to the attorney and demand letters were mailed May 17th.

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