

**Castlewood Home Owners Association
Monthly Board Meeting
February 16, 2011
Association Meeting Minutes**

Tony Leone, President
Denny Reid, Vice President
Gary Bowery, Secretary
Mike Murphy, Treasurer
James Richter, 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 Mike Murphy and a quorum was established. Also attending was CCMC community manager, Jo Lynn Tefft. Gary Bowery came in late.

III. Approve Minutes of January 19, 2011 Meeting

Denny Reid read the minutes from the January 19th BOD meeting. The minutes were approved as written by the board.

IV. Open Session

Adding more trees on Falken Court was discussed. It is Metro Landscape's opinion that the two trees planted last year are enough considering there is no irrigation in this area.

V. President's Report

Tony Leone gave a brief report on the reserve study update.

VI. Treasurer's Report

The January financials were favorable and under budget. We ended the month with a surplus of \$3,534; due primarily to less than expected utility costs.

VII. Manager's Report

Social Events – Kimberley Lyons is going to chair Easter Party. Amanda Mitchell attended the meeting and is going to chair the Pig Roast. Research will be done on a snow cone machine and t-shirts (for Pig Roast).

Property Update – The backflow, three lateral lines and one rotary were replaced due to freezing weather. Metro submitted proposals for 1) Castlewood Boulevard where vehicles are driving across the common area; and 2) drainage problem on the north side of the clubhouse. Spring color has been ordered.

Violation Report – 17 first letters and 2 second letters.

Delinquency Report – 42 unpaid assessments; one late/collection fee.

Modification Report – six applications submitted and approved.

VIII. Old Business

Nothing to report.

IX. New Business

Insurance – A motion was made and the board voted to stay with the same carrier for liability, umbrella and worker's comp.

Foundation Inspection – A motion was made and the board voted to hire Criterium Dotson Engineers to do a foundation inspection.

Stadium Cups – A motion was made and the board voted to buy 500 plastic stadium cups for the Pig Roast.

FM2499 Screening Wall – Clarification from the City of HV is needed regarding the grade, gate lock and landscaping for the screening wall/gate.

X. The next meeting is scheduled for March 16, 2011.

XI. The meeting was adjourned at 8:30 p.m.

Tony Leone, Board President

Date

Gary Bowery, Board Secretary

Date