

**Castlewood Home Owners Association
Monthly Board Meeting
September 21, 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 7:01 p.m. by President Tony Leone.

II. Establish Quorum

Attending the meeting were board members Denny Reid, Gary Bowery and Mike Murphy. Also attending was CCMC Vice President, Joe Cook and Community Manager Jillian Durbin.

III. Approve Minutes of August 20, 2011 Meeting

Denny Reid read the minutes from the August 20, 2011 BOD meeting. The minutes were approved by the Board.

IV. Open Session

Homeowner Jeff Bailey reported concerns about how dark the playground area is at night. Board will continue discussions on installing a light in that area.

There is interest in the playground equipment from a gentleman in Ohio. If deal does not come through, Kraftsman will proceed and dispose of the old equipment.

V. President's Report

Tony Leone reported that the walking path looks complete. Only a strip of sod was installed and is now dead. Jill Durbin will check with city to see if project is complete and if so, when will the sod be replaced.

VI. Treasurer's Report

Mike Murphy presented the August financials. The month of August was favorable and under budget.

VII. Manager's Report

Social Events - We are currently \$283.04 over budget year to date. Remaining events this year include: October 15 - Garage Sale (budget \$60); October 31 - Halloween Party (budget \$450); December 3 - Breakfast with Santa (budget \$450).

Property Update - In talking with AspenMark Roofing, there were some discrepancies between the work listed on the adjuster's loss statement and his bid. He had included

the cost for the exterior door and window screens as part of the money allotted for the roof and gutter work. I was contacted by NTX Roofing, who originally met with the adjuster. They are able to complete the entire scope of work..

Irrigation / Landscape - Met with Jim and fall color is being ordered and will be installed next month.

Miscellaneous – Handrail at foot bridge was repaired for cost of material by James Richter and Jeff Bailey. Warranty work on the tennis court was completed. Basketball nets were replaced. Dead bolt lock on rear storage door was repaired due to key stuck in lock.

Violation Report – (38) 1st letters were sent.

Delinquency Report – (4) unpaid 2011 assessments, (1) late/collection fee only, (4) fines.

Modification Report - There were (3) applications submitted in September. (2) Roof and (1) New Paint Color. (1) approved and (2) pending.

VIII. New Business

Metro Bid – A motion was made and the Board voted to approve the bid for new mulch for the playground area.

Stratus Bid – Board received information to update the dispensers and will take no action on bid.

Newsletter – Next issue will be published in October.

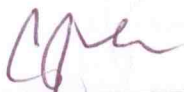
December Board Meeting – Annual meeting will serve as only meeting for December. No regular Board meeting will be held.

Proposed New Policies – Board will review the policies presented to them and discuss further at next meeting.

IX. Executive Session – No business was brought forward for executive session.

X. The next meeting is scheduled for October 19, 2011.

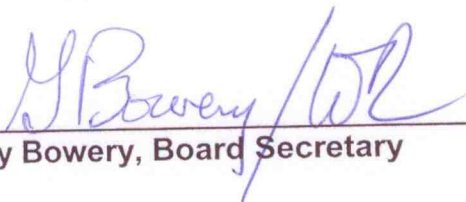
XI. The meeting was adjourned at 8:30 p.m.



Tony Leone, Board President

10/19/11

Date



Gary Bowery, Board Secretary

10-19-11

Date