

CASTLEGATE II HOA BOARD MEETING MINUTES (Approved 4/26/2022)

January 20, 2022 – 6:00 pm at the Event Center

1. **Call to Order** – HOA President Melissa Lewis 6:05 pm
2. **Roll Call** – establishment of quorum (3 Board members present, 2 online) 10 persons present
3. **Review / Approval of Previous Meeting Minutes**
4. **Financial Report** - Treasurer Del Hocker
 - a. 2021 4th Quarter documentation
5. **Management Report** – Beal Properties (Lara Lewis)
 - a. Dues / delinquency status
 - b. HOA violations report
 - c. Property & Project Updates
 - i. Greens Prairie Road widening update: CGII irrigation will be affected but Beal will meet with city especially concerning intersection of W.S. Phillips Parkway and Greens Prairie.
 - ii. Egremont Court Street Repair Status update: has gone to the CS Capital Improvement Projects department where discussion is over whether the city will raise the entire end of the cul-de-sac to reverse drainage or install two culverts to allow cul-de-sac to drain north onto Victoria.
6. **Committee Reports**
 - a. Landscape Committee: no report
 - b. ACC Committee: discussion of builder submittals and process for approvals seems to be on-track for timely responses.
 - c. Social Committee: report on upcoming social events
7. **Unfinished Business**
 - a. Pond cleanup – CGII porter is conducting weekly inspection around the edge of pond to keep trash picked up. Fountain repair by Solitude continues to occupy attention.
8. **New Business**
 - a. Lawsuit update: filed in Brazos County District Court Nov. 16, 2021 with all parties served. Currently in discovery phase (with no prediction of how long that phase may take). Lawsuit may be found at: <http://justiceweb.brazoscountytexas.gov/cases/cases.aspx?caseid=21-003154-CV-85>
 - b. Pool Update: closed in mid-October 2021 with a projected 1st week of May 2022 opening.
 - i. Two breaks in pump line discovered, a crack in the pool's main drain line that can be repaired temporarily but requires a more permanent fix as funds available. Pool plans are being sought from original pool contractor as well as City of College Station.
 - ii. Pool needs to be re-plastered which will need to occur during a good weather period. Estimated cost ~ \$70,000 with warranty. Investigated Austin company that uses sprayed foam to stabilize pool structure.
 - iii. Skimmer baskets need replacement but can be repaired short-term.

- iv. Sand in the filters should be changed, probably before next summer if possible.
- v. Pipes at and around the pumps are unsupported and exposed to the weather – an enclosure and supports need to be built – having the equipment exposed to UV and weather is unsustainable for long term maintenance.
- vi. Should buy a second pump motor when to have a spare available during swim season (cost = \$ 3 - 4,500).
- vii. Outside pool membership for 2021 totaled 72 at \$ 300 each. Discussion of whether we should sell outside memberships while we're dealing with deferred maintenance and repairs to the pool.

Meeting adjourned by President Lewis 7:28 pm.