

CASTLEGATE II HOA BOARD MEETING MINUTES (Approved 4/26/21)

March 1, 2022 – 6:00 pm at the Event Center

1. **Call to Order** – convened by HOA President Melissa Lewis at 6:47 pm
2. **Roll Call** – establishment of quorum (3 Board members present, 1 online) approximately 35
1. Discussion of amendment to 2022 HOA Budget considering the following items:
 - a. Pool leak discovered during winterizing in October 2021 revealed a large crack near the main drain that was leaking a tremendous amount of pool water. This is the second major leak discovered in the pool since Beal Property took over HOA management in 2019. The leak has been stopped.
 - b. However, the pool was discovered to be moving. After consultation with original pool contractor and several local engineers, our current pool management company revealed that the pool has no structure support beneath it. During original construction, the gunnite was poured and then the pool filled with water. At present the pool is literally ‘pulling itself apart’ due to ground shifting. A new method for stabilizing the pool is suggested: spraying a structural foam into the cavity around and under the pool to keep the structure intact. This approach by an Austin contractor has a 5-year guarantee against crack and shifts. Stabilizing the pool structure will enable us to repair all cracks and re-spray the pool interior. This process is estimated to cost \$ 27-30,000.
 - c. Additionally to the crack repairs, we need to repair the broken skimmer baskets and leaks around them.
 - d. The pool interior must be repaired. The suggested foam stabilization process requires holes to be drilled in the bottom for injection. The pool should be re-plastered since the original plaster coat was of dubious quality, is 9 years old and is leaching chemicals into the water.
 - e. The pool pump and other equipment is exposed to the sun and needs to be covered with a permanent structure. The equipment and piping inside the equipment room needs to have supporting frames constructed and strengthened. The original filtration sand has never been replaced and it is time to do so.
2. Legal Fees – our legal team estimates that this year’s fees will total around \$ 180,000.
3. Reviewing the original 2022 budget, the shortfall is clear and discussion centered around what we must repair at the pool to have it safe and operable in early May as well as covering legal fees pursuant to our lawsuit against First Financial Bank and the developers of Castlegate II.

Motion stated to amend the 2022 budget to include the pool repairs and legal expenses by Del Hocker, seconded by Tom Woodfin. Motion passed unanimously.

Motion stated to approve an additional HOA homeowner dues assessment of \$ 225 per lot by Tom Woodfin, seconded by Del Hocker and passed unanimously.

Invoices for the additional assessment to go out March 2nd and due April 15th. Beal Management will work with homeowners on an individual basis if payment in full by the deadline is not possible.

Meeting adjourned by HOA President Melissa Lewis at 7:26 pm.