

CASTLEGATE II HOA BOARD MEETING MINUTES (Approved 2/2/2023)

October 11, 2022 – 6:00 pm at the Castlegate II Events Center

1. **Call to Order** – HOA President Melissa Lewis 6:15 pm
2. **Roll Call** – quorum established with Board members present (Lewis, Langari, Hocker, Obeidat). Woodfin is out of country.
3. **Review / Approval of Previous Meeting Minutes**
Motion by Hocker, Langari seconds. All in favor.
4. **Financial Report** - Treasurer Del Hocker / Beal Management Lara Lewis
 - a. 2022 3rd Quarter financials presented by Lara Lewis, Beal Properties. Cash flow shows total income of \$31,575.79 for quarter. Expenses 3rd quarter \$194,365.58. Ending cash balance \$183,268.89.
5. **Management Report** – Beal Properties (Lara Lewis)
 - a. Dues / delinquency status \$27,239.21. Higher than same period last year. Difference is outstanding Additional Assessment balances.
 - b. HOA violations report – 49 active violations. Drives occurring every 2 weeks
6. **Committee Reports**
 - a. Landscape Committee: no report
 - b. ACC Committee: 9 applications for review were submitted and approved (see Management Report for specific requests).
 - c. Social Committee: no report
7. **Unfinished Business**
 - a. Pool closing October 30th. Sand was recently changed in both filters. Have completed the structural repairs of the pool and repaired the cracks. Next steps will be after the pool closes with replastering and skimmer basket repairs.
8. **New Business**
 - a. Projects planned for 2023; pool replastering, skimmer basket repairs, 2 sections of pool deck that need to be repaired, and roof repairs, remove palm tree stumps, purchase last batch of pool furniture, stone repair on Event Center, new Event Center furniture, floor scrubber, Event Center floor work, repair irrigation damage on Greens Prairie, relandscaping beds along Victoria, WS Phillips, Etonbury and the beds along Greens Prairie, including raising the beds on GP and making them smaller and more impactful, install irrigation at Etonbury and GP, Wallaceshire pond draining and regrading.
 - b. 2023 Budget discussed. With list of projects and legal fees, annual assessments would need to be \$900.00. In order to help homeowners with the large increase, the Board would consider splitting \$700 of the assessment into two payment, January 31, and March 31. The remaining \$200 would be deferred to end of June when the Board would re-evaluate the budget and legal expenses, to see where the HOA stands, and notify homeowners if the additional \$200 is needed. Hocker motions to accept the budget as presented, Langari seconds. All vote in favor.
 9. Meeting adjourned by President Lewis at 6:48 pm. Hocker motions, Obeidat seconds.