

CASTLEGATE II HOA

3363 University Drive, Suite 215
Bryan, TX 77802
979-764-2500

The Homeowner's Association of Castlegate II, Inc. requests your attendance at the 2024 Annual Homeowner's Membership Meeting to be held Tuesday, October 15, 2024 at 7:00 pm at the Castlegate II Event Center, 4205 Norwich Drive, College Station Texas 77845. If you wish to address the membership, please submit your request in writing no later than 5pm on Friday, October 11, 2024 to castlegateii@bealbcs.com

Homeowners Association of Castlegate II, Inc. **2024 Annual Meeting Agenda**

1. Call Meeting to Order
2. Roll call of Board Members
3. Proof of notice of meeting or waiver of notice (Notice emailed or mailed to all owners)
4. Reading of Minutes
5. Reports of Officers
 - President
 - Treasurer
 - Management
6. Reports of committees
 - Architectural Control Committee
 - Landscape Improvement Committee
 - Social Committee
7. Election of Directors
 - Introduction of Candidates
 - Voting
 - Announcement of New Directors
8. Unfinished Business
9. New Business
10. Adjournment

Homeowners Association of Castlegate II, Inc.

3363 University Drive East, Suite 215

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September 25, 2024

Dear Association Member:

The Homeowners Association of Castlegate II, Inc. requests your attendance at the 2024 Annual Homeowner's Meeting, to be held on **Tuesday, October 15th, 2024, at 7:00pm**. The meeting will take place at the Castlegate II Event Center, located at 4205 Norwich Drive, College Station, TX 77845.

Yesterday, each Lot with a valid email address and cell phone number on file was sent a link for Election Buddy, to be able to cast their vote in the election electronically. ***If you did not receive an email AND a message via text with your security code, and you wish to vote via Election Buddy, please reach out to us at castlegateli@bealbcs.com so we can update your information. You may also request an emailed or mailed printable copy of your Election Buddy ballot by emailing the address above.***

Please note that voting via electronic means (Election Buddy) constitutes casting a legal and binding Absentee Ballot. The names listed on the ballot are solely individuals that have applied to be considered for a nomination to the board at the annual meeting. In order to ensure the individuals you are voting for are in fact formally nominated, please attend the annual meeting in person. Additional individuals may be nominated from the floor that are not named on this ballot. By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these candidates or proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Forwarding your Election Buddy email, sharing your private voting code, or otherwise allowing another person to cast a vote in your stead constitutes assigning them your proxy and assigns them all rights and reservations granted by same. You may vote electronically via Election Buddy and later choose to attend any meeting in person, in which case any in-person vote will prevail.

The meeting will also be available via Zoom for those who are not able, or do not wish to attend in person. Please note that attending via Zoom is limited to observation only and does NOT allow you to be counted towards the quorum required for the meeting. You will be unable to vote or participate in the meeting unless you a) send a proxy with someone else, b) vote absentee via Election Buddy, or c) attend in person.

Owner packets, including all financial documents and the agenda for the meeting will be posted on Beal's website on or before 5:30pm October 15th, 2024. Zoom link will also be posted at the same time. The packet will also be handed out to those who attend in person.

ON THE BALLOT

The only item on the ballot this year is the election of two Directors.

1. **New Board Election**—Each Member will be electing 2 Directors to the Board of Directors to fill expired terms. ***On your ballot you will select up to two (2) Directors.*** Each vacancy created by an expired term will be filled with a Director who will serve a 3 year term.

IMPORTANT REMINDERS

- If you are not planning to attend in person, or voting via Election Buddy, but would like someone to cast your vote in your absence, you **MUST** sign and date the attached PROXY and send it to the meeting with the designated person. The person signing must be listed on the property deed. If a spouse is not listed on the deed, they WILL need a proxy to cast a vote.

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2024 ANNUAL MEETING PROXY

If you are unable to attend the Annual Meeting on October 15, 2024 in person, and wish to designate someone else to cast a vote in your stead, please complete the proxy below assigning your vote to another person or Association member who can attend. Your proxy may be another Association member, a family member, a member of the Board of Directors, or any other adult of your choice. Please note: Anyone voting who is NOT listed on the property deed of record MUST have a signed proxy in order to cast a ballot.

Proxy form must be hand carried to the meeting by the Proxy.

Please Print Clearly

Property Address: _____

Printed Name of Owner(s): _____

Signature of Owner: (Must be Signed to be Valid) _____

Dated this _____ Day of _____, 2024.

2024 Annual Membership Meeting Proxy

The above signed hereby appoints: (Name of person who will be attending): _____ as their agent, and in their name and stead, to vote as their Proxy at the 2024 annual meeting of the Homeowners Association of Castlegate II, Inc., according to the percentage of votes assigned to them, to act for them on all matters that come before the membership at the meeting as fully as if they were present. This proxy applies to the October 15, 2024 annual meeting and may be revoked by the above signed owner, in writing, at any time prior to the meeting.

For multiple parcels Owned, please list each address separately above or complete a separate Proxy form for each parcel owned.

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2024 ANNUAL MEETING ABSENTEE BALLOT – Page 1 of 1

Please Print Clearly

Property Address: _____

Printed Name of Owner(s): _____

Signature of Owner: (Must be Signed to be Valid) _____

Dated this _____ Day of _____, 2024.

Election of Directors (3 year term)

Castlegate II HOA Board of Directors Candidates – *Please vote for one (2) Directors.*

Mark Cloud

Kevin Crenshaw

Mark Fangué

Thomas Woodfin

Write-in Candidate

Write-in Candidate

The names listed on this ballot are solely individuals that have applied to be considered for a nomination to the board at the annual meeting. In order to ensure the individuals you are voting for are in fact formally nominated, please attend the annual meeting in person. Additional individuals may be nominated that are not named on this ballot. If you would like to cast an absentee vote for someone not listed on this ballot, feel free to write in their name(s) on one of the blanks above. By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Castlegate II HOA Board Candidate Application Form

Candidate's answers to questions below will be posted to the Association website

Candidate Information

I would like to nominate myself for a Castlegate II HOA Board of Director Position.

Owner Name: Mark Cloud (for Cloud Land & Cattle, Ltd.)

Property Address: 4105 Muncaster Lane

Phone(s): [REDACTED]

Email: [REDACTED]

How long have you lived in Castlegate II? 2 years 0 months

Previous HOA Experience: Yes No

Describe: Bellevue Homeowners Association, Inc. (Carmel, Indiana) - Board of Directors (Current)

Casinas at the Heights Residential Community, Inc. (San Antonio, Texas) - Board of Directors (Current)

Are you willing to attend board meetings as necessary to effectively serve the Association? Yes No

The Bylaws state that Directors serve a 3-year term. Would you be willing to serve a three (3) year term as a Director? Yes No

Goals for, and how you feel you can best serve the community: Minimize financial risk for the HOA; Maintai
SAFE, family-friendly, sustainable, aesthetically pleasing community that will continue to appreciate in
When setting the annual budget I will ensure that these priorities are at the forefront of all decisions.
I serve on multiple HOA boards, and I am familiar with current best practices for management of an H
I hope my active participation will bring that experience to this board and contribute positively.

Attach additional sheets as necessary

Forms must be received by September 20, 2024

Completed forms may be submitted via mail or email:

Homeowners Association of Castlegate II, Inc.
c/o Beal Properties
3363 University Drive East, Suite 215
Bryan, TX 77802

Email: castlegateii@bealbcs.com

Castlegate II HOA Board Candidate Application Form

Candidate's answers to questions below will be posted to the Association website

Candidate Information

___ I would like to nominate myself for a Castlegate II HOA Board of Director Position.

Owner Name: THOMAS M. WOODFIN

Property Address: 2503 HAILES LANE, CS 77845

Phone(s): [REDACTED]

Email: [REDACTED]

How long have you lived in Castlegate II? 5 years months

Previous HOA Experience: Yes No

Describe: Have served on the Board since 2021 and would like to continue serving for another term. The unfinished business of the lawsuit and improving our extensive association landscaped rights-of-way as well as developing a tree purchase & planting program to create more shade on our many sidewalks and replace trees lost in homeowner properties to freeze, poor drainage, improper planting.

Are you willing to attend board meetings as necessary to effectively serve the Association? Yes No

The Bylaws state that Directors serve a 3-year term. Would you be willing to serve a three (3) year term as a Director? Yes No

Goals for, and how you feel you can best serve the community: _____

1) See the lawsuit against Castlegate II's developer (ongoing since 2021).

2) Re-design and improve the tree and shrub beds along WS Phillips, Etonbury and Victoria so simpler & less expensive to maintain, planted with native species that require less irrigation.

3) Re-develop portions of our 3+ miles of ROW with native prairie grasses and wildflowers to improve our maintenance programs.

4) Budget for a tree-planting program to assist homeowners who've lost their original trees. Develop through HOA's landscape committee.

Attach additional sheets as necessary

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Castlegate II HOA Board Candidate Application Form

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Candidate Information

___ I would like to nominate myself for a Castlegate II HOA Board of Director Position.

Owner Name: Mark Fangué

Property Address: 2535 Hailes Ln

Phone(s): [REDACTED]

Email: [REDACTED]

How long have you lived in Castlegate II? 1 years 2 months

Previous HOA Experience: Yes No

Describe: I have no previous experience serving in the HOA but I have lived in neighborhoods with an active HOA. I believe that HOAs can unite a community and foster healthy relationships when we all work together.

Are you willing to attend board meetings as necessary to effectively serve the Association? Yes No

The Bylaws state that Directors serve a 3-year term. Would you be willing to serve a three (3) year term as a Director? Yes No

Goals for, and how you feel you can best serve the community: My goals for our neighborhood is to promote a positive relationship between neighbors and our board. I feel that our communication between everyone could be a lot better. We are a community with busy lives, but we are family and deserve to talk to each other like a healthy family. I want to listen to everyone's concerns and keep communication open, encouraging a friendly and productive atmosphere. I want to encourage friendly and good environmental practices as well. I want to advocate for improvements to our public spaces and ensure that our neighborhood remains a desirable place to live. I want our decisions about our neighborhood to come from the ones who live here. We deserve to have a say in the decision that affect where we live. By addressing concerns and maintaining open communication, I can help create a more transparent and responsive HOA board for our members and families.

Attach additional sheets as necessary

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Castlegate II HOA Board Candidate Application Form

Candidate's answers to questions below will be posted to the Association website

Candidate Information

 X I would like to nominate myself for a Castlegate II HOA Board of Director Position.

Owner Name: Kevin Crenshaw

Property Address: 2705 Talsworth Dr

Phone(s): [REDACTED]

Email: [REDACTED]

How long have you lived in Castlegate II? 7 years months

Previous HOA Experience: Yes No

Describe: I do not have previous experience but I have attended meetings.

Are you willing to attend board meetings as necessary to effectively serve the Association? Yes No

The Bylaws state that Directors serve a 3-year term. Would you be willing to serve a three (3) year term as a Director? Yes No

Goals for, and how you feel you can best serve the community: I believe I can serve our community effectively by dedicating myself to addressing the needs and challenges we face. As a local business owner, I have experience in organizational operations, and my background in marketing and communications allows me to prioritize clear and consistent information for our residents. I understand that our community is dealing with significant issues, including the ongoing lawsuit, dues assessments, and maintenance of shared spaces. These challenges require long-term solutions, and I am committed to working responsibly to help us navigate through them.

Attach additional sheets as necessary

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