

CASTLEGATE II HOA

903 S. Texas Ave
College Station TX 77845
979-764-2500

HOA Meeting Minutes - May 6, 2021

Called to order at 6:00 PM

1. Roll Call/Establishment of Quorum (3/5)

- *All 5 Board Members present*

2. Review / Approve Previous Meeting Minutes (Approved on 02/10/2021)

- *Minutes were approved via email on February 10, 2021.*
- *Melissa Lewis motioned, Thomas Woodfin second, all approve.*

3. Financial Report - Treasurer

- *2021 1st Quarter Financial Report*
- *Cash Flow Report, Expense Distribution, and Budget Comparison Report reviewed.*
 - o *Pool agreement status and Event Center activity reviewed.*
 - o *Utility refund from city to show up next quarter.*

4. Management Report – Beal Properties

- *Dues/Delinquency Status*
 - o *Board discussed owner transfers and correcting previous issues with this process.*
- *Violation Report*
 - o *Clarification on Violations -Discussion with Board about adopting a Rules & Regulations document.*
 - *Discussion that many violations are concerning overgrown yards and trash cans.*
 - *Grace period for dead plants from freeze coming to an end with next drive. Discussion that the Board is looking for dead brush to be removed.*
 - *Beal Properties wants to clarify what some violations mean to homeowners such as unsightly articles. Decide that Beal will provide pictures and other associations' Rules and Regulation as examples to decide with the Board.*
- *Property and Project Updates*
 - o *Event Center/Social Club*
 - *Reported that permission granted to create a Social Club Entity under Country Club Code. Volunteers (at least two more) needed as a Board for this project*
 - o *Completed and Planned Projects*
 - *Upgrade Fire Suppression System at EC*

- *Now radio transmitter installed to replace cellular*
 - *Pool Repairs*
 - *One light not repairable and will be capped off. Engineering opinion given on doors and movement in building. Not enough of an issue to address at this time. All other repairs completed.*
 - *Landscape at EC and AC*
 - *All landscaping completed. Will watch palm trees until late summer and then decide what needs to be done.*
 - *Wi-Fi at EC*
 - *Will be working next week.*
 - *Pool Furniture*
 - *On order.*
- *Traffic on Victoria*
 - *Proposing traffic study to slow traffic down if approved by 51% of homeowners in area. Board favors supporting a homeowner initiating this process.*
 - *School Pick Up Parking - WSP and Hailes/Warkworth*
 - *Board asks if Beal can ask school principal to send memo to parents about parking.*
 - *Egremont Court Street Repair Status Update*
 - *Residents will be notified about the city budget hearing to push this issue.*
 - *Loan Refinance Update*
 - *Still being processed.*

Email with bid for erosion repairs will be resent.

5. Committee Reports

- *Landscape Committee - Thomas Woodfin*
 - *Landscape Committee discussion moved to end of meeting.*
 - *Fountain electrical issue still being worked on and looking into making key for box.*
 - *Email with bid for erosion repairs will be resent.*
- *ACC Committee –*
 - *Architecture Committee actions reviewed.*
- *Social Committee - Beth Kimmel*
 - *Update given on Social Club. Ideas include a planned start of summer event for kids at pool and book/crafting clubs at EC.*
 - *Requested budget given to Board.*

Future meeting dates posted in packet.

6. Unfinished Business

- *Lights on Greens Prairie*
 - *Need decision to remove them or fix them.*

- *Request to make it an item to revisit bids for repair.*
- Pond Clean Up
 - *Discussed options for dealing with the island.*
 - *Board decision to spray and kill the island.*
- Landscape Update Plan
 - *Motion made by Reza Langari to make landscape updates to remaining HOA property per bid provided by Greener Images. Motion seconded by Thomas Woodfin. Board unanimously in favor.*
- Monument Sign Repair
 - *Discussion over bids. No action taken.*

7. New Business

- Review bids for Landscape Maintenance Contract
 - *Motion made by Reza Langari to stay with Greener Images, seconded by Thomas Woodfin, Board unanimously in favor.*

Additional new business items:

- *On April 26th, there was an executive called meeting to discuss potential meeting with HOA lawyer.*
- *On May 6th, held meeting with HOA lawyer.*

Adjourned at 7:41 PM.