

CASTLEGATE II HOA

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

HOA MEETING MINUTES – JULY 22, 2021

1. Meeting called to order 6:02 pm by HOA President Melissa Lewis
2. Roll Call / Establishment of Quorum (3/5)
4 Board Members present: Melissa Lewis, Reza Langari, Del Hocker, Tom Woodfin (Suleiman Obeidat traveling)
3. Approval of May 6 Quarterly Meeting Minutes
 - a. Hocker moved approval, seconded by Woodfin, unanimously approved
4. Financial Report – Treasurer Del Hocker with Beal Properties Manager Lara Lewis (see Financial Packet
2nd Quarter 2021 financial statement reviewed: we are under budget in nearly every category to date except for Event Center/Aquatic Center loan (which is waiting for re-finance application). Pool repairs will increase in 3rd quarter since not yet invoiced. Major expenses anticipated for pool will come in 2022.
5. Management Report – Beal Properties
 - a. Dues / Delinquency Status: Ten delinquent accounts (a relatively low percentage of our homeowners) and those have been turned over to the attorney for collection.
 - b. Violation Report: 170 Active Violations were noted in the 2nd quarter – typical violations of trash cans not behind fences, overgrown yards and flower beds, dead trees left standing in yards. Some native oaks that were still remaining are now dead and there is concern that these could fall over on the homeowner's property or their neighbors which creates a liability for the homeowner.
 - c. Project and Property Updates
 - i. Event Center / Social Club: Wi-Fi was upgraded. Removal of dead plants and planting of new. Fire suppression system upgraded.
 - ii. Approved / Unfinished Projects Update
 1. New pool furniture: order placed in April, still on backorder with no shipment date. Pre-paid but latest estimate of delivery maybe in Nov/Dec this year.
 2. Pool repair: (see separate attachment page)
 3. Landscape update: contractor waiting until fall & cooler weather to replace plants. Dead plants in beds along Phillips, Etonbury and Victoria were removed earlier this month. Palm trees at pool are dead and will need to be removed and replaced. Landscaper will provide a bid for replacement with hardier palm species but won't do this until cooler weather in fall.
 - iii. Bids for summer projects reviewed:
 1. Monument sign repair at corner of Phillips & Victoria – bid approved for re-construction of sign
 2. Water fountain at pool – bids reviewed and approved to install new water fountain with water bottle filler integrated.

3. Erosion repair at Main Pond at Victoria and Phillips: reviewed bids by contractors. Motion tabled to await results of consultation with pond management company regarding 'island' at storm water inflow pipes in south end of pond (see Unfinished Business 7.b.)
4. Legislative update – results of latest Texas legislative session means some changes required for our HOA from passage of [*SB 1588 Omnibus Act Relating to Powers and Duties of POAs*](#). Discussion of required changes will occur between Board and Beal Properties over next several months including re-writing our Declarations to comply with new legislation. Suggested that a homeowner committee + one HOA Board member review and suggest changes to the Board. Also must review our Restrictions for compliance.
5. Egremont Court street repair project was dropped from the City Council 2022 preliminary budget currently under discussion. Preliminary engineering studies and cost estimates were prepared by City staff but the project did not make the Capital Projects list in current budget discussions.

6. Committee Reports

- a. Social Committee – successful re-opening party for the pool this month with nearly 200 snow cones given out. Card Clubs are meeting the 3rd Wednesday of the month (Phase 10) and Bunco on the 2nd Tuesday of each month from 6-9 pm. The committee proposes a “Dive-In Movie Night” for Thursday, August 12th 7 pm. Pool users will be informed about this Special Activity and normal pool activities will be calmed down to be able to watch the movie. Also proposed is a tailgate/football watch party in the Events Center parking lot for an Aggie game this fall – date & time TBA. Events are now being posted on CGII website at Beal Properties’ Community Calendar.
- b. Architectural Control Committee (ACC) – ACC is reviewing in a timely fashion all submittals from developers building homes on lots in CGII. Unfortunately the ACC is not receiving notifications of lots sold by developer to individual home builders. Builders are closing on the purchase of those lots and not submitting plans to the ACC for approval prior to beginning construction.
- c. Landscape Committee – no report. Suggested that the LC consider two activities for the year: first, sponsor educational seminars for homeowners by bringing in experts from Master Gardeners, Texas Forest Service and Horticultural Extension. Second, to ascertain interest in volunteer work days around the neighborhood to work on small projects that can save the HOA a lot of money.

7. Unfinished Business

- a. Wall uprights along Greens Prairie – extensive discussion of best approach. Clear explanation that the electrical wiring for the lights is daisy-chained to the monument signs at Etonbury and Dalton. Any break in the line trips the breakers and must be re-set. The breakers trip multiple times per week. After discussion, Board voted to ‘cap’ existing light standards at ground level, make sure monument sign lighting at Etonbury and Dalton functions and wait for Greens Prairie Road project to be complete before re-visiting landscape lighting along the road. Board member Langari advocated a different approach based on CGII’s appearance and lighting safety issues and voted in opposition to the motion.
- b. Ponds Clean Up: Lara Lewis of Beal Properties is meeting with pond management consultant next week to discuss both ponds and explore short and long-term solutions to both ponds’ current condition. Homeowners living next to both ponds were present at

Board meeting to express their concern and focus on getting the ponds' conditions addressed.

- i. Main pond at Victoria/Phillips – the 'island' of volunteer willows and grasses was trimmed once but will need trimming again. Welcoming habitat is created in the silt bank created by runoff from storm water inlets – welcoming for frogs, insects, birds and SNAKES.
- ii. Pond at south end of Wallacehire cul-de-sac – with houses now being built along Wallacehire, the original engineering functions for the pond/detention basin may finally improve. Discussion about standpipe and pond overflow activation

8. New Business

- a. Crosswalks and Pedestrian ROW signs at Hailes, Warkworth, Odell and Uphor intersections with Multi-Use Path along W.S. Phillips Parkway.

Meeting ended at 8:40 pm.