

Meeting Minutes  
Castlegate II HOA  
Annual Board Meeting  
10/13/2020

Meeting called to order at 7:01 P.M.

A quorum was present with the following directors in attendance: Ashley Lewis (President), Melissa Lewis (Vice President), Fran Murr (Treasurer), Kaleb Morton (Secretary) via Zoom, Association manager staff: Kelsey Poston & Melinda Pimentel

Melissa Lewis read the meeting minutes from the July 27<sup>th</sup> meeting. Fran Murr motions to approve those minutes and Ashley Lewis seconds that motion. All in favor.

Presentation of reports.

- Fran Murr gives her treasure's report.
- Merten Rice was not attending the meeting to give an ACC report.
- Melissa Lewis gives the Vice President report.
  - Monthly newsletters have been going out
  - She is hoping to resume social events once COVID has cleared up
- Melinda Pimentel gives the management report, see attached.

It was discussed by the board to hold the topic of refinancing options for the current loan note and will revisit at the next meeting.

Election Results

- Delwyn Hocker
- Reza Langari
- Melissa Lewis
- Suleiman Obeidat
- Thomas Woodfin

Ashley Lewis explains the Green's Prairie widening project that the board has approved for the city to do. President, Ashley had to sign the documents and Melinda notarized. Melissa Lewis motions to approve this project and Fran Murr seconds this motion. All in favor.

Introduction of the new management company, Beal Properties.

Topic to discuss questions, there was one however, the gentleman did not attend the meeting to be able to ask his question. The board did discuss it a little, his concern was the back pond by Wallacehire, standing water causing mosquitoes bad. Melissa and Ashley suggest contacting the city as they provide free mosquito dunks to be thrown in to help try to resolve that issue.

Ashley Lewis motions to adjourn and Fran Murr seconds that motion. All in favor. @7:55 P.M.

Meeting adjourned at 7:33 p.m. Ashley Lewis motions and Fran Murr seconds that motion. All in favor.

# Castlegate II 10/13/2020 Management Report

**Property Status:** 844 Lots

- 52 Developer Lots
- 38 Builder Lots
- 754 Owner Lots

**Inspection Summary** – 5 inspections visits since July 27, 2020.

- 6 – 3.22 Unsightly articles (trailers, boats, etc.)
- 28 – 3.27 Lawn maintenance
- 39 – Trash Cans

**3<sup>rd</sup> Quarter Financial Reports sent to the board on October 2<sup>nd</sup>.**

**2021 Budget draft sent on 9/25/2020**

**Aquatic Center:**

- Last swim day is October 18th
- Rat problem has been reported in the computer/supply closet at the aquatic center. Pest control was sent out to put poison and recommended installing door sweeps.
- Door sweeps were installed on both doors of the computer/supply closet to close the gaps that caused the rat problem.
- Cleaning company will go out to winterize pool furniture week of October 19<sup>th</sup>.

**Event Center**

- 7 events since July 27, 2020

***Maintenance items:***

**Fountains in Main Pond:**

- Sent Solitude Lake Management back out for the fountains not working, the breaker tripped and caused one to not work. All 3 are running correctly now.