

Castlegate II HOA Board Meeting Minutes

January 21, 2021 6:00pm

-Meeting called to order at 6:05pm

-Roll Call – Melissa Lewis-Director/President, Del Hocker-Director/Treasurer, Reza Langaria-Director, all present – Quorum is present.

-Previous minutes (July 2020) were approved by the previous Board.

-Financial Report – Lara Lewis (Beal Properties) reviewed financials (see Meeting Packet).

End of December 2020 balance was \$42,070.00. Most of this was money that remained from the 2020 budget and will be moved into 2021 budget to help with projects.

Delinquency report balance as of 12/31/2020 was \$6,719.00, 17 lots. Beal will work to collect those past due accounts.

Lara Lewis asked Board for questions on financials. None asked.

Del Hocker (New Treasurer) and Lara Lewis will meet to bring Del up to speed on current HOA financial situation.

Suleiman Obeidat-Director/VP and Thomas Woodfin-Director/Sec., joined meeting at this point.

-Management Report – Lara Lewis (Beal Properties) reviewed delinquency and current dues collection. 844 total lots, 50 Developer, 34 builder, 760 owner/renter occupied. Beal will break down rentals in more detail as best as possible at next meeting.

Violations – 44 active, mostly trash cans, 3 trailers/RV's etc.

Committee Reports – None provided

Project status

EC rentals 3 ½ day and 3 full day rentals in Nov and Dec. Deep clean was done in Dec and Jan, replaced all exterior light bulbs. Planned Feb and Mar EC projects: HVAC inspection, wash windows, power wash exterior, mulching and installing Wi-Fi (Nest type) thermostat controllers.

Pool – completed pool tile cleaning, will continue quarterly to protect new tile. Planned for Feb and Mar; will get bids for shade cover over pool equip, repair cracks in filter basket housings, replace lights inside the pool, repair pergola, cleaning and power washing, repair doors on building and address a possible foundation issue.

Bids have been received for replacing pool lights, small floodlight removal along Greens Prairie, and to repair monument sign at Victoria and WSP. Initial Estimates have been received for mulching, replacing dead trees, updating landscaping in all common areas.

January 20th, pool leak detected in a return line. Water Project will submit estimate to repair, will be between \$4k and \$6k, plus the cost of the leak detection, \$750.00.

Event Center – Approval has been given by the City to operate the EC as a Social or Country Club. This will allow the HOA to rent legally to individuals outside of the HOA. The zoning will still restrict the types and the size of the events. Focus will be on increasing business use, and smaller professional gatherings, while continuing to offer the same service to the neighborhood. Goal is to increase the income to ease the burden for the HOA on the large loan note. Reza Langari asks what the comparison is to similar subdivisions that have country clubs? Our club would have to charge a membership fee. Renters can have food catered, and they can bring in alcohol provided it is not offered for sale (no open or cash bars), but the HOA could never open a restaurant or bar in conjunction with the club. Del Hocker asks about Liability for renters. Lara explains that insurance is in place to cover the HOA but may need to be increased slightly.

Discussion of bids provided for projects;

1. Landscape Update – Bids received from Greener Images (current landscaper) for trimming palm trees around pool, replacing landscaping and trees in all beds throughout, mulching around AC and EC, mulching all other areas. Board to decide which projects will move forward and Beal will solicit competitive bids.
2. Irrigation lines exposed around the pond, due to erosion. Bid received from Greener Images to replace dirt, and re-seed. Also includes filling in dirt around culvert on other side of pond (Odell).
3. Irrigation repair between CG and CGII. \$10,000 bid received. Second bid coming from another landscape company. This will move 7 irrigation zones from the CG main water line on to the CGII water meter and controllers.
4. Pool Furniture – Bids received for replacement chairs.
5. Deftec - Bid to replace the NVR on the cameras at the Event Center. Will allow HOA to then be able to view and manage the cameras from both facilities using the same app.
6. Lights inside the pool – 3 bids received to replace all 6 lights.
7. Repair the monument at Victoria and WSP – 3 bids received to repair.
8. Remove the small floodlights on Greens Prairie – 3 bids received to repair.

Update on Egremont Court repair – City is aware of the problem and decided that it will be a complete re-do of the circle. Plan is to submit project during City Council budget discussions in Spring. If/when it is approved, they will try to get started as soon as they possibly can.

Discussion about a variety of street, sidewalk, parking issues. Beal encouraged the neighbors to use the See Click Fix app on the cstx.gov website. Parking on streets discussed, congestion at school pick up. Also residents using golf carts and ATV's in neighborhood. Beal advised that these are issues for the police and/or See, Click, Fix.

Unfinished Business:

Loan Refinance – Offers received from First Financial and Prosperity Bank. Board discussed. Thomas Woodfin motioned to accept the loan offer from Prosperity Bank, Del Hocker seconded the motion. All vote in favor.

New Business:

Pool Opening Date for 2021 – Board agreed on a May 1st date to open. Board discussed staffing and will make a decision at a later date.

Big Event – Board would like to use Big Event on March 27th this year to complete some projects around the neighborhood. Will need homeowner volunteers to help coordinate and supervise. Projects discussed; mulching around AC and EC, staining fence along Greens Prairie, pond clean up, etc. Email will be sent out to the owners to request help with planning and supervising.

Basketball Goals – Discussed feasibility, and location. Would have to look at potential sites. Maybe AC parking lot, or utilizing land available at Etonbury. Suggestion from Beal to have that be something a committee could work on.

Meeting adjourned at 8:20pm. Thomas Woodfin motioned and Del Hocker second, all in favor.