

Castle Hill HOA Board Meeting

Date: April 26, 2010

Call to Order: 7:40 pm

Attending: Lonnie Seeton, Sharon Ives and Scott Atwood

Opening: The meeting was called to order by Scott Atwood. The following items were discussed:

Approval of previous Meeting Minutes

Scott submitted the meeting minutes of February 16, 2010 as email for approval. Lonnie made a motion to accept the meeting minutes. Sharon seconded the motion and the motion was passed unanimously.

Financial Report

Sharon provided the financials through the month of April 2010. As of April 30, the Operating Account has \$7,221.71 and the Money Market Account has \$38,199.84. Sharon provided the Balance Sheet and Profit/Loss Statement for January through April. An error was found on the Profit /Loss Statement and it was determined to hold off on approving the financials until the next meeting.

The electric bill is still not set up for automatic draft due to TXU/ONCOR issues. Sharon has submitted all of the information and it should be resolved by next month's billing.

All of the homeowners have paid their 2009 dues.

72 of 76 homeowners have paid their 2010 dues. The following are still past due: 208 CH; 216 FS; 301 CH; 305 CH. 315 FS has paid the original invoice amount (\$264) but neglected to pay the Late Fee, this still is outstanding. Final Notice will be sent out via Certified Mail.

Committee Reports:

ACC – Nothing to report.

Audit – Nothing to Report

Communications – Scott to get with Shari Campbell-Husband regarding the next newsletter for mid to late May. Scott will up-date the "Letter from the Board". Shari needs some items for the newsletter.

Landscape – Lonnie will follow-up with Jerry Ryan of any possible issues from over the winter time. All issues are thought to have been resolved.

Yard of the Month will resume this month (May, 2010)

Flags – (See Old Business)

Old Business:

Flag Light – The Board received 2 bids for installing a spot light for the flag to be flown at night. One bid was for \$525 and the other bid was for \$735. Lonnie made a motion to accept the bid from Benevides Services for \$525 with authorization for an additional \$50 for incidentals if needed. Scott seconded the motion and the motion was passed unanimously.

Unfinished Business:

305 Castle Hill Drive – No new progress to report at this time. However, the 2010 Dues were sent to the Mortgage Holder / Trustee as per the title records. The Board agreed to continue with having Zachary Roden (805 Castle Hills Ct) mow the yard on a 2 week basis.

216 Flagstone – Shortly after the last Board meeting on February 16, 2010, the property went on sale through foreclosure. The previous motion by the Board to file a lien could not be executed due to the foreclosure. Past dues for the property will be collected from the new homeowner at closing.

Irrigation - An irrigation head was leaking at the Entrance on the west side of Flagstone at the street light. Jerry Ryan repaired it.

By Law Ratification – The homeowners approved the By-Law ratification through a Special Meeting held on Tuesday, March 9 from 6:30pm to 7:30 pm. The final vote for approval was 57-0-1. A total of 54 votes was needed for passage. The By-Laws will be re-written and submitted for execution at the next Board Meeting.

Ongoing Business:

Website – Nothing to Report

Yard of the Month –beginning in May 2010.

The following items were tabled for future review:

Late fee procedure – No progress this month. This has been placed on hold until the future Board is able to review the procedure.

HOA logo – No progress this month. We would still like to have a logo for an HOA entrance flat and for stationary. An idea was posed to put this in the newsletter and seek homeowner input for logo suggestions. This will be reviewed by the upcoming Board.

Park improvements – No progress this month. Suggestions for park improvements need to be solicited from the homeowners – some ideas are a playground, picnic tables, tennis court, and swimming pool.

New Business:

Liens for Outstanding Dues – With the passage of the By-Law Ratification, we are able to proceed with filing the liens. The Board agreed to send out Final Notices before filing liens.

Home Burglary - 900 Block of Bridle Path - The thieves were caught in another neighborhood of Burleson. General information will be provided in the upcoming newsletter.

4th board Member – Scott requested the Board review the possibility of adding a 4th Board Member in order to ease the current work load and to allow the Board to hold meetings even if one of the members is not able to attend. Scott made a motion to adding a 4th Board Member beginning at the time of the next General Homeowners Meeting. Lonnie seconded the motion and the motion was passed unanimously.

Lost check - Lonnie asked if we could locate a check made out to Sewell Title, Commerce Title or North American Title for \$270.00 in the month of November 2009. After review, the check cleared on 01-06-10.

Texas Franchise Tax Notice – The HOA has received 2 separate notices with 2 EIN numbers. Sharon will investigate.

General Liability Insurance – Sharon stated that she believed that we should shop for a better price on the General Liability insurance. Lonnie made a motion to allow Sharon to sign off and to bind the insurance at a cost of the current offer (\$813.06 by Higginbotham) or for a lower price from another insurance company, providing the coverage is equal or better. Scott seconded the motion and the motion was passed unanimously.

Houses for sale/lease: 213 FS ; 315 FS (Omega – Lease); 909 BP

The next meeting was not scheduled.

The meeting adjourned at 9:20 pm.

Meeting Minutes Prepared by:

Scott Atwood, President