

Castle Hill HOA Board Meeting

Date: November 10, 2009

Call to Order: 7:07 pm

Attending: Lonnie Seeton, Sharon Ives and Scott Atwood

Opening: The meeting was called to order by Scott Atwood. Lonnie stated that he had several items to discuss. Lonnie opened with several items with Scott and Sharon following. The following items were discussed:

305 Castle Hill Drive – Lonnie reviewed the findings a preliminary search of the ownership records. It appears that the HOA owns it as of December 2, 2008. The attorney that conducted a cursory reviewed of the documents confirmed past attorneys interpretation, however he recommended that an Ownership and Encumbrance report be performed to verify ownership at a rate of \$50/hr by a Title Company. Scott made a motion to have a Title Company perform the Ownership and Encumbrance report at the above rates. Sharon seconded the motion and the motion was passed unanimously.

800 Flagstone Drive – Dave Pronger email the Board in regard to a real estate advertisement for Boat and RV storage at the noted address. This is not allowed as outlined in the HOA Deeds, Restrictions and Covenants. Lonnie to discuss with the Real Estate Broker to cease and desist.

Update of Member Information – Several homeowners requested that their contact information be updated. Scott agreed to keep the Master List up-to date and will email it to the other Board members.

Texas Flag- The Board was notified that the Texas flag was being flown up-side down. Scott will address the issue with the Flag committee.

Landscape Sprinkler – The sprinkler timing needs to be checked. One zone was on during non-watering hours during the day and one head was spraying out in the street. Scott will follow-up with Jerry Ryan.

Checking Account - Scott discussed setting up the new interest bearing account with EECU. It is a Money Market Account with check writing privileges. There appears to be an issue with the account based upon a letter received date 10-26-09. Scott to follow up with Debbie @ EECU regarding the letter. Karen Tucker is no longer writing the checks and both Karen and Raina Smith have been removed from the checking account.

Taxes - Lonnie and Sharon both questioned the amount of taxes the HOA pays. It was determined that the HOA has not been fully assessed on the 4 parcels of property. The only parcel that has been taxed and received by the Board is Lot 3 Block 2 for \$25.88 (Account # 126-2565-01030) the other Accounts include the following: Park (126-2565-00001) for \$129.37; 126-2565-00002 for \$38.81; and 126-2565-00003 for \$64.68. These need to placed into next years budget.

Christmas Lights – The Christmas Lights for the front entry will be need to be lit after Thanksgiving.

217 Castle Hill Drive – Homeowner is behind on their dues for 2008 and 2009. Sharon received a check in the mail for \$50 and the homeowner says that he has over-paid. Sharon to review the status and Scott to write the letter once the account has been reconciled.

201 Castle Hill Drive– A report was made to the Board regarding a non-compliance issue. The Board reviewed the issue and determined the Homeowner was not in violation of the HOA Deeds, Restrictions and Covenants.

315 Flagstone Drive – The lessee’s has moved out of the house as of the past several days.

Financial Report (as presented by Sharon)

Unpaid dues for 2009: 4 properties remain with outstanding dues. Late fees are being assessed monthly.

Committee Reports (as presented by Raina):

ACC – Nothing to report.

Audit – Nothing to Report

Communications – Scott to get with Shari Campbell-Husband and Raina regarding the newsletter.

Landscape – Nothing to Report

Flags – Nothing to Report

Ongoing Business:

Website – Nothing to Report

Yard of the Month – April: 319 Castle Hill Drive; May: 200 Castle Hill Drive; June: 311 Flagstone; July: 215 Castle Hill Drive; August: 304 Flagstone Drive; September: 312 Flagstone Drive; October: 231 Castle Hill Drive. This concludes the Yard of the Month for this year 2009.

The following items were tabled for future review:

Late fee procedure – This has been placed on hold until the future Board is able to review the procedure.

HOA logo – 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.

216 Flagstone – Discussion regarding lien against property was tabled and will be considered by the new board.

Park improvements – Suggestions for park improvements need to be solicited from the homeowners – some ideas are a playground, picnic tables, tennis court, and swimming pool.

The next meeting is tentatively scheduled for Tuesday, December 1, 2009 @ 7 pm @ Scott's house.

The meeting adjourned at 8:45 pm.

Meeting Minutes Prepared by:

Scott Atwood, President