

Castle Hill HOA Board Meeting

Date: December 10, 2009

Call to Order: 7:05 pm

Attending: Lonnie Seeton, Sharon Ives and Scott Atwood

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

Financial Report (as presented by Sharon)

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

Committee Reports:

ACC – Nothing to report.

Audit – Nothing to Report

Communications – Scott to get with Shari Campbell-Husband and Raina regarding the newsletter. It is desirable to get the newsletter out before Christmas. Scott will write the “Letter from the Board”. Shari needs some items for the newsletter.

Landscape – No items reported by Jerry Webb

Flags – Nothing to Report

Unfinished Business:

305 Castle Hill Drive – Lonnie reviewed the findings of the Title Company’s Ownership and Encumbrance report and a Title Company’s attorney. The attorney determined that the Board’s previous attorney filed the foreclosure with the wrong party and sent it to the wrong address. The Watson’s are not the legal owner, as the Courts have appointed a Trustee to oversee the property. This foreclosure is null and void and subsequent back dues will have to be re-addressed.

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 discussed to issue with the Real Estate Broker and the ad was to be revised. This issue is closed.

Texas Flag- The Board was notified that the Texas flag was being flown up-side down. Scott contacted the Flag committee with correct guidelines to the flying of the Texas flag. This issue is closed.

Landscape Sprinkler – The sprinkler system appears to be working properly. This issue is closed.

Checking Account - Scott discussed the issue with the account based upon a letter received date 10-26-09. That type of account is does not allow more than 6 debit transactions in a month. Since the Board has more than 6 debit transactions a month, another account will have to be set up. A total of 2 accounts will be opened for the Boards use. A operating checking account and an interest bearing money market account will be opened.

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 have been installed and look good.

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. No progress has been made to date.

Ongoing Business:

Website – Nothing to Report

Yard of the Month – On hold until next season – beginning in March 2010.

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.

New Business:

A new budget was prepared during the meeting. It was determined that the dues would remain the same for FY 2010 @ \$264.00. Scott made a motion to accept the budget as developed. Lonnie seconded the motion and the motion was passed unanimously.

The next meeting is tentatively scheduled for mid-January, 2010.

The meeting adjourned at 8:35 pm.

Meeting Minutes Prepared by:

Scott Atwood, President