

Castle Hill HOA Board Meeting

Date: February 16, 2010

Call to Order: 7:13 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 January 14, 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

The 2009 records have been placed into Quickbooks. Placing the records in Quickbooks will facilitate ease of keeping the financial records; transferring records among various Board members and the Accountant; and provide more transparency of the books. Both Scott and Sharon has the file.

The electric bill is still not set up for automatic draft due to TXU/ONCOR issues. Sharon will work to get this resolved.

All of the homeowners have paid their 2009 dues.

66 of 76 homeowners have paid their 2010 dues. Late notices were sent out on Feb 9, 2010. The following are past due: 208 CH; 208 FS; 216 FS; 301 CH; 301 FS; 305 CH; 315 FS; 316 CH; 812 FS and 812 FS.

Committee Reports:

ACC – Nothing to report.

Audit – Nothing to Report

Communications – Scott to get with Shari Campbell-Husband regarding the newsletter. Scott will update the “Letter from the Board”. Shari needs some items for the newsletter. It was determined that the Budget was not required to be dissimulated and will not be included in the newsletter.

Landscape – Lonnie will notify Jerry Ryan of the possible irrigation leak at the Park. This was reported to Scott by the City of Burleson Water Department. Water was flowing down Alsbury and the City shut off the water at the meter.

Flags – Nothing to Report

Old Business:

Street Lights – Several street lights were out but were repaired by ONCOR within a couple of days after being notified on or about 01-22-10.

Police Patrol - Police have stepped up patrol in the area – particular intersection of FS & CH.

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.

216 Flagstone – Dues for 2008 and 2009 are outstanding. The property is vacant and appears to be in foreclosure. The invoice for 2010 was sent out with the others on December 14, 2009 but there has not been any response. Lonnie made a motion to begin filing a lien against the property for past HOA dues and mowing of the property during the 2009 growing season. Sharon seconded the motion and the motion passed unanimously.

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 – A Special Meeting was called by Scott in order to approve the By-Laws. After discussion, Lonnie made a motion for the Special Meeting to be held on Tuesday, March 9 from 6:30pm to 7pm. Sharon seconded the motion and the motion passed unanimously.

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 – 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:

Budget – Scott presented and made motion to accept the revised budget based upon the updating of the files into Quickbooks. Sharon seconded the motion and the motion passed unanimously.

Flag pole lighting - The approval of the flag pole lighting was placed on hold pending another price proposal from one of Lonnie's contacts.

Pavement Failures - Pavement failures are in the process of being repaired by the City.

Home Burglary - 900 Block of Bridle Path - Little details are known.

Houses for sale/lease: 213 FS ; 808 FS ; 305 FS ; 315 FS (Omega – Lease)

The next meeting was not scheduled.

The meeting adjourned at 8:45 pm.

Meeting Minutes Prepared by:

Scott Atwood, President