

Castle Hill HOA, Board Meeting – March 23, 2014

Meeting called to order at 7:03 pm.

Board Members present: Tom Helfrich, Staci Spring, Celeste Neal, Ellen Hotchkiss, Cecil Yates

Homeowners present: Mark Hotchkiss

Previous Minutes:

October 2, 2013 Minutes Approved

COMMITTEE REPORTS:

Financials:

- We have received an extension on tax filing
- \$1830 tax owed attributed to profit on payment for easement by City of Burleson
- Tom met with Johnson County Executive Director and Chief Appraiser to discuss tax liability waiver requirements to mitigate the excessive profit resulting from easement payment. Texas Tax Code requires any not-for-profit entity to derive at least 60% of income from member dues. The Chief Appraiser assisted in filing the required documents to allow the HOA to retain the not-for-profit status.
- Franchise Tax Report was filed. No tax liability.
- Change of Agent paperwork was filed the Texas Secretary of State to install new Treasurer
- 5 Certified Letters were sent to members with delinquent dues . Two of the five have since paid the dues, but have the late payment penalty remaining on their accounts.
- Additional notification will be mailed to notify these members of late payment penalties to be added to the overdue balance, as per the HOA by-laws.

Activity:

- Discussed next neighborhood night out. Planning not yet finalized. Time frame is expected to be sometime in late April.

Landscape:

- Need two white Indian Hawthorne's replaced. This will be done within the next two weeks. Cecil to take care of this.
- Need two crepe myrtles placed where two trees have died. Cecil will take care of this.

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Budget:

- Board President presented the 2014 Budget
- Discussion for clarification of budget figures
- Staci moved to accept the budget as submitted. Cecil seconded. All approved.

Architectural:

- Approvals for two requests were approved via email within the past month.

Unfinished Business:

- None

New Business:

- Homeowner Concerns were discussed, but none were HOA Board business.
- Recommendation made that new wording be crafted for revision to the Covenants tabled until next meeting. These are in reference to:
 - Garage Sales
 - Christmas lights still in place on some homes
 - Outdoor Fires
- Letters to be sent to members in violation of Covenants, i.e., trailer parked in view of street, household furnishings in driveway, fence in disrepair, vendor yard signs.

Cecil moved to adjourn. Tom seconded, all in favor

Meeting adjourned at 9: 00 PM

Cecil Yates – Secretary