

CASTLE HILL BURLESON HOMEOWNER'S ASSOCIATION, INC.

Annual Meeting

Tuesday, August 27, 2019, 6:30 p.m.

Minutes

- I. The meeting was called to order at 6:33 p.m. by HOA President, Paul Holton.
- II. A quorum was established—26 households present, 18 needed
- III. Introductions of new residents were made by HOA President, Paul Horton.
 - a. Raleys, 908 Bridle Path, Sept. 2019
 - b. Lindseys, 301 Flagstone, Oct. 2018
 - c. Lombardos, 311 Flagstone, Sept. 2018
 - d. Sekulichs, 824 Flagstone, Feb. 2019

Paul Holton also mentioned neighbors located at 217 Castle Hill are selling. Sharon Ives stated closing is scheduled for September 30.

- IV. Review minutes from 2018 annual meeting
 - a. Only one change. Resident Wayne "Burton" should be corrected to Wayne Burke.
 - b. Tom Helfrich motioned to accept the minutes; June Hogue seconded. Motion passed.
- V. Review 2018 and 2019 financial statements—report given by HOA Treasurer, Sharon Ives; figures presented through the end of July 2019
 - a. Total Income--\$21,922.90
 - b. Total Utilities—\$839.16--electric \$479.43/water \$359.73
 - c. Total Expense--\$13,046.70
 - d. Net Income--\$8,876.20

Kim Scott motioned to accept the financial statements; Harold Knott seconded. Motion passed.

- VI. Committee Reports
 - a. Tom Helfrich reported that things have been quiet.
- VII. Review of Old Business
 - a. Committees
 - i. Discussion on possibly voting to have a member from each committee to attend board meetings and provide updates.
 - 1. Paul Punt mentioned the uncertainty of who is on each committee, and what the committees are responsible for.
 - 2. Brief discussion on what the board is responsible for versus what committees are responsible for. All agreed there need to be rules in place that are enforced.

3. Additional discussion on making changes to the by-laws when/if necessary. To make changes to by-laws requires 2/3 of resident votes; or Board may take control if necessary.
4. Paul Holton motioned to update committees and their responsibilities; Wayne Burke seconded.

b. Continue HOA

- i. Several residents expressed concerns about dismantling the HOA and indicated the importance of keeping it in place. Tom Helfrich mentioned this HOA was established 20 years ago, and the by-laws indicate that homeowners can decide to discontinue it if we choose. After much discussion, all agreed to continue the HOA.
- ii. Danielle Helfrich raised concerns about the corner of Flagstone and Bridle Path where homeowners park several cars on the street. Also mentioned the school buses cannot get through. Paul Holton suggested with table the HOA conversation because of numerous concerns.
- iii. New Landscaping for Front Entrance
 1. Bob Colehour asked about increasing HOA dues to offset additional costs. Paul Holton stated we will not increase dues.

VIII. New Business

- a. Discussion on repairs to column on fence on Alsbury. Tom Helfrich inquired how far back those homeowners' property line extends. Inquiry stemmed from concerns about whether or not HOA is responsible for ongoing repairs. Paul Holton mentioned the HOA took over an easement, so it is responsible for \$5,600 repairs.
- b. Question was raised about homeowners who do not stop at stop signs.
- c. Brief discussion about roaming cats in the neighborhood.

IX. Election of Directors

- a. Two positions up for election—HOA President and Treasurer
- b. Paul Holton asked if there were any nominations. Paul Punt nominated Gary Todd; Tom seconded. Tom nominated Kim Scott.
- c. Passing out and collection of ballots and proxies.
- d. Elected to Board—Gary Todd and Kim Scott

X. Adjournment

Paul Punt made motion to adjourn. Paul Holton seconded.
Meeting was adjourned at 7:23 p.m.

Minutes prepared by Allison V. Knott, Secretary