

Castle Hill HOA Membership Meeting Minutes 11/19/22

- 1- Call to Order (Ryan)
- 2- Quorum established, 30 homes represented between live participation and proxies
- 3- Motion to review minutes of past meeting at the next meeting. 2nd. Passed
- 4- Review of financials (John)
- 5- Motion to approve financials. 2nd. Passed

Old Business:

1. Discussion regarding request for committee members, specifically architecture and audit committees
 - Paul informed current Board members that committees had been stripped of their power, which now solely lies in the hands of the Board, by previous Board members.
 - Discussion of the need of more than 1 person on the committees to avoid personal conflicts and issues, esp. if the power of action was given back to committee members
2. Discussion of rental property issues
 - Board has spoken with the HOA's attorney regarding. It was determined that the legality surrounding limiting and/or eliminating these properties was complex and could expose the Board and HOA membership to lawsuits
 - Possibility of halting further rental properties being permitted was discussed and will be broached with the attorney by the Board
3. Update regarding the website update
 - Determined by the Board and the web designer that the updating would be more hassle and costly than what it is worth
4. Landscaping update
 - Discussed the cost of the refurbishment of the landscaping around the entrance
 - Thank you to Cecil Yates for all his work regarding this concern
5. Erosion Issues along the wall adjacent to Alsbury
 - Despite numerous dedicated attempts the Board has been unable to find a proper engineer/subject matter expert to advise on the issue
 - Cecil expressed the possibility that the issue could be caused by or exasperated from an underground spring
 - Paul stated that it is his belief that the drainage issues emanate from the specific home of 221 Castle Hills
 - Board will discuss matter with the homeowner of 221 Castle Hill and possible request that a plumbing company come out and scope the drains/water flow in the yard of that home to help provide clarity regarding the matter

New Business:

1. HOA's current accountant, Sharon Ives, pending retirement
 - Discussion of hiring an outside accountant to handle the bookkeeping for the neighborhood once Sharon decides to retire to ensure proper handling of the books and to help alleviate the exposure of the HOA and the Board
 - Discussion of adding a Treasurer to the Board to oversee and audit the new accountant
 - Allison Knott mentioned she would consider volunteering for the Treasurer position

2. Annual dues Increase
 - Board is allowed, per the current covenants, to increase dues by 10% under the current by-laws and will do so. Dues will be \$290 next year (2023)
3. Electronic payment option for dues on the website
 - Will explore possibly setting up a VENMO or ZELLE account for neighborhood
 - Will request Sharon to mention the option of sending direct bank checks to the HOA from the membership in the annual dues notice to the membership
4. New by-laws
 - Board has retained an attorney to update the by-laws to ensure we are in complete compliance with state and federal mandates
 - Once completed we will post them on the website and hold a membership meeting to discuss the by-laws and any adjustments that may need or requested to be made
 - This meeting will be headed by a legal professional associated with the firm that we have retained to update the by-laws
 - Once the by-laws receive final approval, we will send them out via certified mail to each member

Open Discussion:

1. Paul discussed the importance of the architecture committee and the need for volunteers
2. Discussion regarding the uniformity of the mailboxes in the neighborhood
 - Add specificity to the type of mailboxes allowed in the new covenants
3. Allison Knott and Kathy Beach volunteered to head the social committee
4. Discussion regarding the need for volunteers to be nominated for the HOA Board
5. Need to paint the lamp posts
6. Lamp post at main entrance in consistently on
7. Discussion of the feasibility of having individual members volunteer to do work around the neighborhood
 - Supplies to be paid for by HOA
 - Retention of hourly fees for work possible