

# CASTLE HILL HOME OWNERS ASSOCIATION

## MEMBERSHIP MEETING AGENDA

AUGUST 26<sup>TH</sup>, 2023

- CALL TO ORDER
- ESTABLISH QUORUM
  - Quorum established
- REVIEW OF MINUTES FROM LAST MEMBERSHIP MEETING
  - Reviewed minutes at request, motion carried/approved
- REVIEW OF FINANCIALS
  - Reviewed
- APPROVAL OF FINANCIALS
  - Motion carried/approved
- NEW MEMBERS
  - 824 Flagstone: Ridenhour - present
  - 908 Bridle Path: Williamson – not present
  - 221 Castle Hill: Huric - present
  - 300 Flagstone: King – not present
- Update on new by-laws
  - Introduction of Mr. Lacy
    - In order to make changes to by-laws, we need 67% of members to vote to change, won't be a simple change (most HOAs have board vote only)
    - Our covenants are not up to date with the current State law
    - We will get a copy of what needs to be changed uploaded on the website and we will mail them out with a vote sheet and have a date for a vote
    - Mailer needs to be “flashy” or very noticeable that it is a vote mailer
    - Dissolving will be expensive 100K plus and hard
    - We will change by-laws to say that the board can make changes to the by-laws and add that to the vote mailer
    - Management company is an option – interview them closely, there are good and bad
- Introduction of guest BPD officer: J Byrom
  - Officer distributed NIBRS crime information
  - Discussion of incidents not on list; dope house, car accident at dope house
  - Discussion of speeding on Castle Hill. NO speeding issue at this time, most cars under 30mph.
  - Neighbors by ring app, free app, you can access information on what's going on in the neighborhood
  - Don't leave you cars unlocked, don't leave your property in your car.
  - Take care of your yards, statistically crime goes down when the properties are cared for. Prevents hiding spot for criminals.
  - Firefighters will change batteries in your detectors

- OLD BUSINESS

- Hiring outside bookkeeping firm. Sharon's retirement is pending.
- Treasurer position on the board to oversee the bookkeeping firm.
  - Allison Knott expressed interest in the Treasurer position
- Annual dues increased. They should continue to increase 10% for several more years
- Electronic payment option on website for payment of dues.
- Need volunteers for architecture committee
- Need nominations for board members
- Uniformity of mailboxes in the neighborhood – update in by-laws?
- Allison Knott and Kathy Beach stepped up are running the social committee – doing an excellent job – updates?
- Painting of lamp posts
  - Resident offered to paint posts, will get estimate for paint (hunter green) to board
- Lamp post at main entrance is consistently on
  - call oncor about light being trimmed
- Discussion of HOA work being done by community members, expenses paid for by the HOA

- NEW BUSINESS

- Soil movement/drainage along Alsbury
  - Discussion of issue/engineer report
  - Possible natural spring
  - Possible fixes, insurance claim – call state farm
  - Reach out to attorney to determine liability
- Resignation of board members
- Nomination of board members
  - Beverly Ridenhour self-nominated
  - Leslie Crook nominated by Paul and seconded by Wayne Burke
  - Wayne Burke self-nominated
- Election of board members
  - Motion by show of hands to vote for new board members. Majority carried to accept new board members
- Switching management of HOA to outside company
  - Pros and cons, see above

- Open discussion
- Adjourn