

CASTLE HILL BURLESON HOMEOWNER'S ASSOCIATION, INC.

Annual Meeting

Thursday, September 20, 2018, 6:30 p.m.

Minutes

1. The meeting was called to order at 6:37 p.m. by HOA President, Paul Holton.
2. A quorum was established—22 households present, 19 needed
3. Introductions of new residents were made by President, Paul Holton. He mentioned neighbors located at 216 Flagstone and an injury suffered by one of the residents; new residents at 217 Flagstone Drive, 217 Castle Hill, 208 Castle Hill and 851 Bridle Path.
4. President Holton mentioned two more houses have sold in the neighborhood.
5. The 2017 Annual Meeting minutes were reviewed. Paul Punt motioned to accept the minutes; David Pronger seconded the motion. Motion passed.
6. The 2016 financial statement was reviewed with a report given by HOA Treasurer, Sharon Ives, who recently sold her home, but President Paul Holton mentioned per HOA bylaws, an officer does not have to be a resident. Items discussed:
 - a. Profit and Loss
 - b. Breakout of water and electric—electric \$409.44/water \$1,345.51
 - c. Question was asked about timer boxes for sprinklers. President Paul Holton mentioned Cecil turned the water boxes off last week.
7. Jerry Ryan motioned to accept the financial report. Gary Todd seconded the motion. Motion passed.
8. Committee Reports
 - a. HOA President Paul Holton stated he sends out emails to committees about reports, but does not receive anything back. Stated we need to get a person in charge of the committees.
 - b. HOA Vice President Kim Vernon commented about last year's National Night Out. She stated they did bracelets and necklaces; Palio's Pizza donated pizza; also had hot dogs and hamburgers.

- c. Greg Todd indicated he was not in charge of a particular committee. Additional comments were made about the architectural committee and others. Paul mentioned there are residents who are painting their houses and installing new fences without checking with the HOA first. Another resident asked if we need all these committees. Paul said he will take that into consideration. Said if some can be combined, that can be discussed. Resident asked about installing a front-facing garage. Stated he has the form, but has not heard anything else other than his neighbors telling him you cannot have a front-facing garage. (** HOA President Paul Holton indicated that after meeting took place, this information had been clarified, and front-facing garages are allowed provided they meet city building codes.**)

9. Review of Old Business

- a. Rock Retaining Walls
- b. HOA President Paul Holton stated Cecil is looking for someone to draw of plans for front entrance landscaping.
- c. Repainting fire hydrants—HOA President Paul Holton stated that is an ordinance by the city, so that cannot be changed.

10. New Business

- a. Paul asked if we need to abolish old committees and start over.
- b. Future of HOA—HOA President Paul indicated he is looking for someone to replace; as is Kim. Paul asked if we should consider outsourcing to company to lead the HOA, or abolish it. Paul mentioned he does not know if that can be done. One homeowner mentioned we have discussed reasons to not abolish it; we all came to a neighborhood with an HOA for the benefits of preserving it. Another homeowner mentioned another resident who is not present suggested discussing the pros and cons of the future of the HOA. Sharon Ives suggested HOA President Paul form a group to evaluate/research the matter. Wayne Burton mentioned he and his wife have been in the neighborhood for a little over a year and previously lived in Mansfield for over 25 years. Stated his old neighborhood dissolved its HOA and it declined. He stated they initially did not want an HOA again, but it was also something that attracted them to the neighborhood. Wayne also volunteered to be on the research committee if it is established. Homeowner Dan Monroe, said if we dissolve the HOA, he and his wife will sell. He mentioned just like in school, if there are no rules, people will do what they want to do. There need to be rules in place. Suggested before dissolving it, perhaps we look into some management companies to take it over. Sharon Ives asked how long did it take after we got rid of the old management company to get out of the red. More comments about old management company and dues. Paul indicated he will send out some notes and try to figure out where we go from here.

11. New residents from 917 Bridle Path stood to introduce themselves. Resident's daughter, Renee' R. proposed establishing a free library in the park. HOA President Paul asked for a second to the motion. Nancy Osborne made the motion to accept the proposal. June Holt seconded.
12. Resident Paul inquired about the policy for rental properties. Several residents and Sharon Ives stated as long as they've lived here, there have been rentals. HOA President Paul stated he does not know if "deed properties" means homes cannot be rented.
13. VP Kim Vernon stated there's been an issue about nearly 20 cars being parked by a stop sign. Sharon Ives stated Kim needs to call the City. Renee' R said her bus driver complains about the cars as well. HOA President Paul asked her to ask her bus driver to call the City too.
14. Resident Mrs. R (Bridle Path) asked who does the Christmas lights. Said she was asking because they were up for quite a while after the holidays.
15. Resident asked if you have to have a regular election for new officers. HOA President Paul said we are going to vote on nominations tonight. Sharon Ives stated there are three positions to be voted on. HOA President Paul asked if Allison Knott wanted to be voted on as Secretary. Allison Knott stated she will volunteer to be nominated to fill the role.
16. Election of directors was held. Results pending for Vice President. Sharon Ives agreed to remain in the role of Treasurer.
17. HOA VP Kim Vernon and Sharon Ives collected ballots.
18. Paul H received majority votes for President; Paul Punt in second. Paul Punt is in agreement to move into the role of president after Paul H steps down. Allison Knott received 18 votes for Secretary.
19. Resident R (Bridle Path) asked if there was something we could do to aid HOA President Paul in remaining in his role. HOA President Paul said for others to become active and get involved.
 - a. Discussion on matter of putting notices on the front doors versus spending money on postage.
20. June made the motion to adjourn the meeting. David Pronger seconded. Meeting was adjourned at 8:00 p.m.

Minutes were prepared by Allison Knott.

This document is being posted in accordance to Castle Hill Burleson Homeowners Association, Inc.

By-Laws, Article V, Section 5 © and (e) to comply with the Open Meeting Act.