

CASTLE HILL BURLESON HOMEOWNERS' ASSOCIATION, INC.

BOARD MEETING HELD AT CHARLIE OSBORNE'S

APRIL 13, 2011

Charlie called the meeting to order at 6:10 p.m.

Attending: Charles Osborne, Mike Dorety and Sharon Ives

Approval of previous meeting minutes: Sharon submitted the meeting minutes of February 4, 2011 for approval. Mike made a motion to approve the minutes as submitted. Charlie seconded. Passed.

Financial Report: Sharon submitted the financial statements as of March 31, 2011 with a balance of \$14,250.93 in the operating checking account and \$41,556.60 in the Money Market / Reserve Fund account. Charlie made a motion to approve the financials as submitted. Mike seconded. Motion passed.

Committee Reports:

ACC – Charlie stated that several homeowners' fences were blown down due to the high winds lately.

Communications – Sharon stated the newsletter items are due to her NLT May 16th so she can forward to Sheri.

Landscape – Mike will get with Jerry Ryan regarding if replacement is needed on the rain/freeze sensors on the sprinkler system.

Audit – The audit on the HOA 2010 records is due by June 1. Onita Holton & Susan Dorety will submit a report upon completion. The CPA has filed the IRS Form 1120 already.

Social Committee – Sharon stated the Easter Egg Hunt/Toss/Roll was held at the HOA park on April 9th and was a success.

Flag Committee – Charlie will order both flags to replace the ones that were stolen from the poles.

Yard of the Month – No report. The YOM will resume in April 2011.

Old Business:

305 Castle Hill –Sharon discussed the foreclosure that took place on this property on March 1, 2011. The HOA received a check for \$9102 which covered all past dues, current dues, interest, repairs, etc.

We discussed the pending issue regarding our By-laws and Covenants. The Board's suggestions will be incorporated to create a Rules & Regulations pamphlet. The deadline for our draft is May 20th. At that time, the draft will be forwarded to Steve Smith (attorney).

Update regarding street marker signs was tabled for future meeting.

Sharon discussed the outstanding dues and/or late fees for 2011. We have received checks on 4 out of the 8 not paid. Charlie and Mike will follow up in person and report at next meeting.

The HOA annual meeting is scheduled for Tuesday, August 9th from 7-9 at the Centerpoint Church (same location as last year).

New Business:

Houses for sale – 205 Flagstone (Tucker), 208 Flagstone (Deleon), and 816 Flagstone (Bain).

New residents: 815 Flagstone (Dec. 2010), 305 Castle Hill (March 2011). Charlie will insure they have welcome folders with HOA documents, as well as, Home Depot gift cards.

We discussed the Yard of the Month for March and decided to start in April due to the drought and majority of yards looked the same. The nominees for April are due by the end of the month. Mike has the sign and Charlie will be in charge of the Home Depot gift cards and taking the picture for the web site.

Sharon made a motion to purchase a \$50 Olive Garden gift card to present to Sheri Campbell-Husband to express our gratitude for her hard work on the newsletters. Charlie seconded. Motion passed.

Sharon will submit the approved meeting minutes, the 1st quarter 2011 newsletter, update the "What's New" box with the National Night Out date, post the annual HOA meeting date/time/place and ask about placing a "visitor counter" on our web site so we can track amount of hits. This information will be forwarded to Bob to update our web site.

Sharon discussed the double payment received on 213 Flagstone. A reimbursement check was issued to the Federal Home Loan and all is balanced.

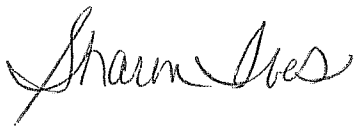
Sharon discussed the Wells Fargo issue. This seems to be an ongoing issue even though several letters were sent. Wells Fargo has Castle Hill HOA confused with a HOA in Arizona.

Charlie discussed the certified letter we received from the Terasa's. Unfortunately, the Board's hands are tied on several of their issues due to city ordinances already in place. Charlie will follow up with a letter explaining in detail the answers to their questions.

Next scheduled meeting has not been determined.

With no further business to discuss, the meeting was adjourned at 7:55 p.m.

Prepared By:

A handwritten signature in cursive script, appearing to read "Sharon Ives".

Sharon Ives
Secretary/Treasurer