

CASTLE HILL BURLESON HOMEOWNERS' ASSOCIATION INC.

ANNUAL MEETING HELD AT CENTERPOINT CHURCH

AUGUST 31, 2010

Board Attendance: Scott Atwood, President; Lonnie Seeton, Vice President; Sharon Ives, Secretary/Treasurer.

Homeowner Attendance:

Mike Dorety, 200 Flagstone Dr.
Tim Lacy, 204 Flagstone Dr.
Rick & Janessa Cazier, 204 Castle Hill Dr.
Daniel & Lilyana Kuntchef, 209 Castle Hill Dr.
Jerry & Jimmie Ryan, 212 Flagstone Dr.
Joe & Cecilia Cortez, 213 Castle Hill Dr.
Raymond & Jo Kathryn West, 215 Castle Hill Dr.
PROXY, 221 Flagstone Dr.
Karol Del Real, 225 Flagstone Dr.
Leechelle Ryan, 228 Flagstone Dr.
Martha Franklin, 229 Flagstone Dr.
Lonnie Seeton & Shawna Seeton-Smith, 300 Flagstone Dr.
Fred & Kay Terasa, 305 Flagstone Dr.
Lonna Hoffman, 308 Flagstone Dr.
Dave & Karen Pronger, 804 Castle Hill Ct.
Bill Sanders, 804 Flagstone Dr.
PROXY, 804 Spyglass Ct.
Lee & Kathy Roden, 805 Castle Hill Ct.
Doug & Carole Kilcher, 808 Spyglass Ct.
Les & Martha Sulser, 808 Flagstone Dr.
Kyle & Raina Smith, 809 Castle Hill Ct.
Glen & Hilary Bain, 816 Flagstone Dr.
PROXY, 820 Flagstone Dr.
Roy & Bettye Wilson, 824 Flagstone Dr.
Sharon Ives, 851 Bridle Path
Charles & Nancy Osborne, 867 Bridle Path
PROXY, 913 Bridle Path

Scott Atwood, 916 Bridle Path

Call to Order:

The annual meeting was called to order by Scott Atwood at 7:09 p.m. and the Board was introduced. A quorum was present with 24 properties in attendance and 4 proxies on file.

Introduction of Committee Members:

Audit – Karen Tucker/Onita Holton

ACC – Scott Atwood

Communications – Sheri Campbell-Husband

Landscape – Jerry Ryan

Introduction of New Homeowners:

305 Flagstone Dr. – Terasa

808 Flagstone Dr. – Sulser

905 Bridle Path – Robertson

2009 Annual Meeting Minutes:

Scott Atwood presented the 2009 meeting minutes (a copy of the minutes were included in the meeting mail outs and additional copies were available for review at the meeting). Kathy Roden made the motion to approve the 2009 meeting minutes as presented. Dave Pronger seconded. Motion passed.

2010 Special Called Meeting Minutes:

Scott Atwood presented the 2010 meeting minutes (a copy of the minutes were included in the meeting mail outs and additional copies were available for review at the meeting). Karol Del Real raised a question regarding the inclusion of the Proxies for the meeting minutes. Scott noted that the Proxies were attached to the Official documents. Jerry Ryan made a motion to approve the 2010 Special meeting minutes as presented. Tim Lacy seconded. Motion passed.

Financial Report:

Sharon Ives, Treasurer, reviewed the financial report for 2009-2010. After discussion and questions answered, Nancy Osborne made a motion to approve the financial report as presented. Jerry Ryan seconded. Motion passed.

Property Owners Not In Good Standing:

5 property owners have not paid their 2010 dues (208 Castle Hill Dr., 305 Castle Hill Dr., 216 Flagstone Dr., 301 Flagstone Dr., 315 Flagstone Dr.) Collections are ongoing and late fees are being assessed with interest.

Board Accomplishments 2009-2010:

- Assessment Collection Policy Revisited
 - Remain at \$264
 - Due by January 31st
 - No payment installations
 - Fee schedule for late assessments
 - Late assessments will be charged a one-time initial late fee of \$50
 - Interest applied from due date
 - Payments received will be applied first to late fees then to assessments
 - Consideration of implementation of policy resulting in lien after accounts 90 days delinquent
- Committees
 - Communications – Website maintained (www.castlehillhoa.org); newsletters sent out
 - Flag – Flag placed on major holidays; volunteers – Dann Munro & Charlie Osborne
 - Landscape – Reappointment of Jerry Ryan
- Crime Watch – Board continued to receive reports from Burleson PD through Wise Eyes program and updated homeowners of incidents
- Gas lease report – Karol Del Real gave an update
- Financials incorporated into QuickBooks
- Maintenance of neighborhood
 - Street lights repaired
 - Pavement repairs made by City at the Boards request
 - Review of water from street light foundation base @ 217 Flagstone
- Yard of Month resumed May 2010 – Congratulations to winners
 - May – 205 Castle Hill Dr., Brian & Sarah Page

- June – 805 Spyglass Ct., Henry Ballew
- July – 304 Flagstone Dr., Bill & Deanna Simpson
- August – 305 Flagstone Dr., Fred & Kay Terasa

Committees & Reports

- Architectural Control – no report
- Communications – The Moat newsletter sent out quarterly, whether email or postal mail. Web site – Scott & Raina coordinates with webmaster regarding updates.
- Flag – Dann Munro displays flags on appropriate Flag Days. Lights are in the process of being installed.
- Landscape – no report
- Social – no report

Officer Nominations

Two board positions are open as Scott Atwood, President has fulfilled his term and Lonnie Seeton, Vice President resigned effective 8-31-2010 with one year remaining on his term. The following nominations were taken from the floor: Mike Dorety and Charles Osborne. Written Ballots were provided. The secretary counted all ballots and announced the two majority nominations. Jerry Ryan made the motion to accept Mike Dorety and Charles Osborne's nominations to serve on the Board. Kathy Roden seconded. Motion passed.

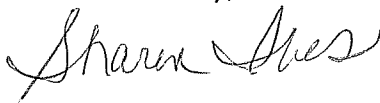
New Business/Initiatives for 2010 and beyond

- Crime Watch & National Night Out – August 2, 2011
- Social Activities – Supper Club / Fall Festival
- Improvements for the park, entrance, parkway along Alsbury Blvd.
- Website – resources links (businesses to pay as advertising)
- Maintain set dollar amount in Reserves

Tickets were drawn, numbers announced, and door prizes were awarded.

The meeting was adjourned at 8:40 p.m.

Submitted By,



Sharon Ives

Secretary/Treasurer