

CASTLE HILL BURLESON HOMEOWNERS' ASSOCIATION, INC.

BOARD MEETING HELD AT MIKE DORETY'S

JULY 6, 2011

Charlie called the meeting to order at 6:39 p.m.

**Attending:** Charles Osborne, Mike Dorety and Sharon Ives

**Approval of previous meeting minutes:** Sharon submitted the meeting minutes of April 13, 2011 for approval. Charlie made a motion to approve the minutes as submitted. Mike seconded. Passed.

**Financial Report:** Sharon submitted the financial statement as of June 30, 2011 with a balance of \$11,056.63 in the operating checking account and \$41,613.57 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 appointed Mike Dorety to serve on this committee.

**Communications** – Sharon stated the newsletter items will be forward to Sheri.

**Landscape** – Jerry replaced one of the sprinkler boxes. We had several complaints on the front entry grass looking dry.

**Audit** – Onita Holton & Susan Dorety completed the audit on the 2010 records.

**Social Committee** – Sharon stated the committee will have a cook-out at the HOA Park on August 2 from 6-8:30 p.m. for the National Night Out.

**Flag Committee** – Both flags have been replaced.

**Yard of the Month** – Did not have the YOM for March or April due to the drought. Winner for May 2011 was the Landers at 311 Flagstone. Winner for July was the West at 215 Castle Hill.

**Old Business:**

Charlie will forward his recommendations regarding the establishment of "Rules & Regulations". Once received, the draft will be forwarded to Steve Smith (attorney). We would like to have ready before the annual meeting, if possible.

Charlie stated he has a meeting with City Officials regarding street marker signs on Friday, July 8.

Sharon discussed the outstanding dues and/or late fees for 2011. Fritz-Werner at 208 CH has not paid the 2011 dues or late fees. D'Angelo at 217 CH owes late fees plus interest due to his payment being received on March 23. The rental property at 315 FS owes late fees plus interest on the 2010 dues along with the 2011 dues plus late fees and interest. Charlie will speak with Fritz-Werner. Mike will speak with D'Angelo. Charlie will try and contact Mr. McCranie on the 315 FS.

Mike will call and confirm that we are still set for the HOA annual meeting on Tuesday, August 9<sup>th</sup> from 7-9 at the Centerpoint Church (same location as last year).

**New Business:**

Houses for sale – 205 Flagstone (Tucker), 816 Flagstone (Bain), 855 Bridle Path (Doneski) and 800 Flagstone (Pool).

New residents: 208 Flagstone – Paul & Lawanda Bond (June 2011). Charlie will insure they have a welcome folder with HOA documents, as well as, Home Depot gift card.

We discussed the Yard of the Month winners (as stated above). Charlie will forward the pictures for the web site.

Sharon stated the web site was updated with the Oct. 27, 2010, Dec. 16, 2010, Feb. 4, 2011 meeting minutes, the 1<sup>st</sup> quarter 2011 newsletter and updated the "What's New" box. She will forward the pictures of the YOM winners to be posted.

Charlie discussed the certified letter we received from the Terasa's regarding their survey results. Charlie suggested that we acknowledge their letter and to make it

clear that we as the Board did not participate in the creation of the letter or survey. We have been approached by homeowners thinking that the Board initiated that letter/survey.

Charlie will be forming/meeting with the nominating committee regarding the upcoming board positions.

Sharon stated the annual meeting mail outs will need to go out no later than July 22. She will obtain help from volunteers in organizing the packets to be mailed.

During the open discussion segment of the meeting, Sharon stated the landscaping fees increased slightly due to the fuel surcharge being added to the monthly invoice. Charlie recommended having extra copies of the Covenants available at the annual meeting. Sharon made a motion to purchase two gift cards at \$50 each (Lowes & Springcreek BBQ) to present to Jerry Ryan for all that he does on the landscape committee. Mike seconded. Motion passed.

Next scheduled meeting will be Tuesday, July 26, 2011 at Charlie's residence.

With no further business to discuss, the meeting was adjourned at 8:31 p.m.

Prepared By:

A handwritten signature in cursive script that reads "Sharon Ives".

Sharon Ives

Secretary/Treasurer