

CASTLE HILL BURLESON HOMEOWNERS' ASSOCIATION INC.

ANNUAL MEETING HELD AT CENTERPOINT CHURCH

AUGUST 09, 2011

Board Attendance: Charles Osborne, President; Mike Dorety, Vice President; Sharon Ives, Secretary/Treasurer.

Homeowner Attendance:

Mike Dorety, 200 Flagstone Dr.
Tim Lacy, 204 Flagstone Dr.
Bill & LeAmy Seabert, 205 Castle Hill Dr.
PROXY, 209 Castle Hill Dr.
Jerry & Jimmie Ryan, 212 Flagstone Dr.
Bryan & Jenny Becan, 213 Flagstone Dr.
Joe & Cecilia Cortez, 213 Castle Hill Dr.
Raymond & Mickey West, 215 Castle Hill Dr.
Paul Holton, 224 Flagstone Dr.
Karol Del Real, 225 Flagstone Dr.
Greg & Leechelle Ryan, 228 Flagstone Dr.
Lonnie Seeton & Shawna Seeton-Smith, 300 Flagstone Dr.
Bill & Deanna Simpson, 304 Flagstone Dr.
Fred & Kay Terasa, 305 Flagstone Dr.
James Atwood, 319 Castle Hill Dr.
Dave Pronger, 804 Castle Hill Ct.
Carolyn Sanders, 804 Flagstone Dr.
PROXY, 804 Spyglass Ct.
PROXY, 808 Flagstone Dr.
Kyle Smith, 809 Castle Hill Ct.
Glen & Hilary Bain, 816 Flagstone Dr.
Roy & Bettye Wilson, 824 Flagstone Dr.
Sharon Ives, 851 Bridle Path
Charles & Nancy Osborne, 867 Bridle Path
Thomas & Danielle Helfrich, 871 Bridle Path
Charlotte Gonzales, 901 Bridle Path
Don Stanfield, 904 Bridle Path

John Robertson, 905 Bridle Path
Gary Trowbridge, 908 Bridle Path
Scott & Melinda Atwood, 916 Bridle Path

Call to Order:

The annual meeting was called to order by Charlie Osborne at 7:06 p.m. and the Board was introduced. A quorum was present with 30 properties in attendance including the 4 proxies on file.

Introduction of Committee Members:

Audit – Onita Holton/Susan Dorety
ACC – Scott Atwood/John Merk/Kyle Smith/Mike Dorety
Communications – Sheri Campbell-Husband
Landscape – Jerry Ryan/Joe Cortez
Social – Sharon Ives/Janessa Cazier/Leechelle Ryan/Nancy Osborne

Introduction of New Homeowners:

208 Flagstone Dr. – Bond
213 Flagstone Dr. – Becan
216 Flagstone Dr. – Vick
815 Flagstone Dr. – Connolly
909 Bridle Path – Augsburg
305 Castle Hill Dr. – Hulu, LLC

2010 Annual Meeting Minutes:

Charlie Osborne 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). Scott Atwood made the motion to approve the 2010 meeting minutes as presented. Dave Pronger seconded. Motion passed.

Financial Report:

Sharon Ives, Treasurer, reviewed the financial report for 2010. After discussion and questions answered, Fred Terasa made a motion to approve the financial report as presented. Paul Holton seconded. Motion passed.

Property Owners Not In Good Standing:

One property owner has not paid their late fees with interest on their 2010 dues (315 Flagstone Dr.); one property owner had not paid the late fees with interest on their 2011 dues (217 Castle Hill Dr.), and one property owners had not paid their 2011 dues with late fees and interest (315 Flagstone Dr.). Collections are ongoing and late fees are being assessed with interest.

Board Accomplishments 2010-2011:

- Assessment Collection Policy Revisited
 - Remain at \$264 (Section 4.5 of Covenants)
 - Process for communication and collection established
 - Adopted Resolution hiring Steve Smith as the attorney to file liens according to policy
- Flags – in response to request, a photo cell controlled light was installed to allow the flags to be flown 24 hours a day.
- Social events – Easter Egg Hunt and National Night Out to be in the fall.
- Terminating Cecilia Thomas as attorney and hiring Suzanne Frossard and Steve Smith.
- 305 Castle Hill Dr. – after a long delinquency and contention over title, we foreclosed on the property and recovered \$9102 in past dues, maintenance fees and fines.
- Yard of Month 2011 – Congratulations to winners
 - May – 311 Flagstone Dr., Steve & Linda Landers
 - July – 215 Castle Hill Dr., Raymond & Mickey West
 - August – 304 Flagstone Dr., Bill & Deanna Simpson
- Adding a link to the website for reporting street light outages.

Committees & Reports

- Architectural – Scott Atwood gave a brief report.
- Communications – The Moat newsletter was delayed couple of times. Charlie took the blame. It had been a very busy year.
- Landscape – Jerry Ryan gave a brief report. He stated the new french drain at the entryway is keeping the water off the sidewalk and is no longer slick. Discussed the fence along Alsbury being in need of staining and couple of boards being tacked back down. Paul Holton made a motion for the HOA to pay for the fence staining on the Alsbury side only. Tom Helfrich seconded. Motion passed.

- Audit – Sharon Ives stated that only one write up/question on the 2010 records which was the tax check being payable to “Financial Agent” instead of the U.S. Treasury. She stated that the payment coupon provided to her from the CPA stated to issue the check to Financial Agent.
- Social – *report stated previously under the Board Accomplishments.*
- Flag – *report stated previously under the Board Accomplishments.*

New Business

- Consideration of Improvements:
 - Stain fence along Alsbury
 - More Christmas decorations for the entryway
 - Landscaping at entry – use perennials instead of annuals
 - Park - erosion problem on the other side of the wall across from the park
- Social Activities:
 - National Night Out to be held in October. Had to cancel previous date due to the excessive heat.
 - Supper Club – meet quarterly at a designated neighbor’s house for pot luck and games or movie
 - Fall Festival
- Suggestions from the floor – A sprinkler system was suggested for the remainder of yard footage along Alsbury. After much discussion on this issue, a committee was formed with Fred Terasa, Joe Cortez, Paul Holton, Tom Helfrich, Karol Del Real and Charlotte Gonzales as members. Fred Terasa stressed the importance of exploring the cost involved and the long term funding projections.

Officer Nominations

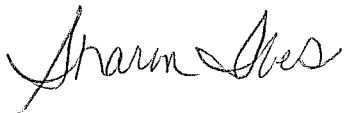
Two board positions are open as Sharon Ives, Secretary/Treasurer has fulfilled her two year term and Mike Dorety, Vice President has fulfilled his one year term. The following nominations were taken from the floor: Sharon Ives and Mike Dorety. Fred Terasa made the motion to accept Sharon Ives’ and Mike Dorety’s nominations as elected offices by consensus to serve on the Board. Motion passed.

The following nominations were taken from the floor to fill the vacant one year position: Fred Terasa and Leechelle Ryan. Fred declined the nomination. Leechelle is elected by consensus to serve on the Board.

Tickets were drawn, numbers announced, and 6 door prize gift cards @ \$25 each were awarded.

With no further business to discuss, Nancy Osborne made the motion to adjourn the meeting at 8:40 p.m. Lonnie Seeton seconded. Motion passed.

Submitted By,

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

Sharon Ives
Secretary/Treasurer