**Castle Rock Annual**

**Meeting Minutes**

**October 10, 2016**

**7:00 pm**

1. **Call to Order:** HOA President, Jennifer Hurd called the meeting to order at the Castlegate II Event Center, 4205 Norwich Dr., College Station, TX 77845. Jennifer welcomed the Castle Rock property owners to the annual meeting. She announced that the main objective of the meeting was to elect new homeowners to serve the community as directors. However, we did not have a quorum. Therefore, the meeting proceeded as an informational meeting. Due to a lack of participation, Jennifer announced that she will stay on the board and that Krystal Hawk will be resigning with Miles volunteering to come back to the board.
2. **Minutes of October 12, 2015 Annual Meeting:** Krystal Hawk asked all in attendance to review the minutes. We did not have a quorum to vote to approve said minutes and no one had any clarifications, so we let the minutes stand unapproved.
3. **Discussion of Agenda:**

* **2016 Special Projects:** Jennifer Hurd went over the past 2016 community projects from the Agenda, which included: Mulch of common areas, clean & repair of the entrance fountain, common area fences being stained, pergola w/corrugated metal panels for splash pad equipment and drinking fountain replacement at pool.
* **Flag Projects:** Aggie gameday flags – ISD Band, flags across College Station – Boy scouts, small yard flags – Memorial through 4th of July and “No solicitation” signs – for each resident front door, can still be picked up.
* **Financials:** Greg Martin went over the 2015 financials on that were projected onto the TV screen for all to see, and he took questions. There were no questions. He proceeded to go over the 2016 budget of 3rd quarter comparison report, which was also projected onto the TV screen for all to see. He discussed the “smurf” water in the front entrance fountain and cost for repair. He also discussed common area maintenance. It was told that all of these financials and any community information could be found on the community website. Greg Martin asked if anyone had any questions and resident, Tom Kiske, asked, “We seem to be putting a lot of reliance on people looking at the website, is there any way to tell if people are viewing?” Sandie Miller addressed this questions letting Mr. Kiske know that the cost of postage is not conducive. She explained that an email is sent when important information is posted to the website to let us know to go and take a look. She explained that they can see the traffic on the website but not who it was that viewed it specifically. She also explained that if we overload residents with emails, they will begin to ignore and not look when it is important, so they do not send those out too much either.
* **Further questions brought up at this time:** It was asked if we could have the Annual meetings on a different day of the month due to low attendance and the concern that maybe it was that specific day of a week or year that caused such low turnout. Sandie Miller addressed these questions. She explained that the bylaws state they must do the meeting on the second Monday of the month. She shared that they attorney said they would have to change the bylaws in order to change this, which will cost money. However, maybe we could look into changing them in order to get more people in attendance.
  + Another resident asked that we introduce ourselves, what we do on the board and what events we have in the community. Sandie Miller shared with the resident that we cannot seem to get anyone to participate by volunteering to help with events that we do not do as many as we would like. Then, we all proceeded in order from left to right in our seating arrangements to introduce ourselves. Started with Lauren, Sandie Miller (also introduced NP staff in attendance), Greg Martin, Jennifer Hurd, Walt Truett and Krystal Hawk.
  + Resident addressed pool and fountain issues, such as pool closures and blue and/or leaking fountain at entrance. Sandie Miller and Krystal Hawk addressed what happened to the pool, splash pad issues and fountain issues. We discussed that we were trying to cut funds on the broken fountain by putting a blue dye in the fountain that also served the purpose of killing algae, etc. We discussed pool closures and pool issues along with clogged filters and broken mushroom at splash pad.

4. **Community Progress:** Sandie Miller discussed the management report. She shared that rentals in the community have gone way up. There are currently no B&B’s. Residents asked for a percentage of rentals, which is at 14% of the community.

* Builder Lots – 10
* Homeowner – 233
* Rental lots – 28-40
* Weekend – 3-6
* Liens/Judgment – 1

5. **Committee Announcements:** Jennifer Hurd went over committee announcements and asked for any volunteers to help with community events such as Yard of the Month or the Spring Festival to please volunteer and talked to neighbors about participating or else we cannot have them.

6. **New Business:**

**Special Projects:** Walt Truett went over the special projects from the agenda.

* Picnic Tables on the pool deck estimated for 8’ tables are $1,200 each
* We have estimates for shade covers:

-Shade cantilever covers over benches only $20,000

-One triangle over splash pad will not cover seating area $8,000

-Three triangle shade covers will give partial shade to seating $23,000

-Will need to coordinate with the city parks department to install an additional play area ages 2-12 estimated $25,000.

Sandie Miller discussed the new playground concerns residents had. They wanted to know a statistical # of how many children are in the neighborhood to utilize a new playground. A resident said that she would be in contact and volunteered to run number of children in the neighborhood for demographics. Sandie Miler also discussed the cash reserve and maintenance fund for resurfacing the pool and adding a second pump.

**Rezoning:** Jennifer Hurd discussed rezoning issue/concerns.

* Gated Community
  + needs 100% in favor
  + HOA would be in charge of streets, sidewalks, street lights and all other city related repairs.
  + Dues would go up about $50 (not for up to 3 years) and cost about $80,000 approx. to become gated.
  + Back gate, front gate, both or only back?

**Solution:** Take information we already have and research with the city on if we can or if it has been done before.

Jennifer opened the floor for where residents were leaning as far as the gated community idea was concerned. Seems that the consensus is possibility of cost but that everyone wanted to be sure that we fought hard to prevent Wallace going back to the city without us knowing to rezone.

7. **Review of 2017 Budget:** Greg Martin went over the 2017 proposed budget.

8. **Results of Election:** Krystal Hawk resigned and Miles volunteered. Jennifer Hurd will serve again.

Meeting adjourned 8:37pm