

PROPERTY OWNERS OF CASTLE ROCK
COLLEGE STATION, TX 77845
MINUTES
MEETING HELD ON WEDNESDAY, July 20, 2016
Meeting Held at Neighborhood Partners Office

Members Present: Jennifer Hurd, Walter Truett, Gregory Martin, Travis Lyon represented the HOA Board of Directors. Lauren Bohler, and Sandie Miller were present representing Neighborhood Partners.

Proceedings: Meeting called to order at 5:36 by Jennifer Hurd

Establishment of a Quorum: Four Board of Directors were present. Quorum established.

Secretary's Report: Minutes were read. Greg made a motion to accept the minutes. Walt seconded. Minutes were accepted as read.

Treasurer's Report: Greg, Sandie and Lauren presented the Treasurer's Report. There was some discussion about the way the electric charges were posted on Budget/ Profit & Loss Comparisons. Greg made a motion to accept the Treasurer's Report after checking the way the electric charges are posted with any changes. Travis seconded the motion. The motion carried with the stipulation that the electric charges are corrected if needed. The updated profit & loss has been corrected and approved by the Board of Directors. The changes were approved by e-mail vote.

Management Report:

A/R Collections— See Attached Report

Lien Status Report: Two Accounts—Bankruptcy and current on 4232

Rocky Rhodes. We should be receiving some money from the bankruptcy in August. They still owe for 2016 dues. Request that Josh Benn file with Judge McCleary on July 20, 2016

Resident Property Status:

Builder—10 lots

Homeowners— 235

Rentals—38

Weekend— 6

Status of Concerns:

4280 Hollow Stone—Dead trees, 3 notices and now fine.

4280 Rocky Rhodes—Certified Letter from attorney and fine

Swim Lessons Issue: We sent her an e-mail. She responded and does not feel she is doing anything wrong. The Board of Directors is most concerned about insurance Motion was made to ask our insurance company to give us a statement about liability on our part if she continues to do swimming lessons. The season is almost over on swimming lessons, but we are trying to get a policy in place for next year. We will share the liability statement from the insurance company with her.

Finished Business

American Flags: These were distributed before Memorial Day and picked up after July 4. Veteran Volunteers and Boy Scouts distributed the flags. Jennifer Hurd picked them up.

Change legal representation: This has been completed.

Unfinished Business

Results of the survey: Some residents have asked about the results. The Board of Directors decided to post the results on the website.

Gating the Community:

- Gate quotes: \$80,000 to put in one gate.
- City Park: We need to talk to the city about deeding the park and the playground equipment to Castle Rock.
 - We also discussed the safety of some of the playground equipment. The slide is dangerous. We would like to have it replaced.
 - Suggestion was made for a committee of Board of Directors and Sandie go to meet with the city to see what can be done about the park issues.
 - Volunteers who would like to go to meet with the city included Jennifer Hurd, Walt Truett, Travis Lyon, and maybe Greg Martin.

New Business

Emergency Access by 4225 Rocky Creek: No one can block the emergency access. There was a trailer parked in the emergency access area for a short time. Fire Marshall says we have to put up a sign that says this area cannot be blocked. The Board voted on the metal post instead of a wooden post for the sign.

Schedule of Fines for Violations

We approved the schedule of fines and violations by e-mail vote. It is now posted on the website and all residents have received an e-mail notice with the fine schedule attached.

Drainage Repairs at the pool annex

We have a problem with water standing in a couple of places at the pool. It has been suggested that the concrete be cut and a grate put in to drain the water. Travis Lyon will ask his irrigation person to look at it and give us some costs estimates for fixing this problem.

Pool will be closed and winterized on October 25.

Former Mayor Citizens' Committee: Walt attended a meeting of the former mayors and representatives from HOA neighborhoods in College Station. This committee of former mayors is concerned about the City Council maintaining neighborhood integrity in the requests for new construction and change of zone requests that are coming before the City Council. There are 93 HOA's in College Station. This is a very large group to be effective in responding to the City Council on issues that concern neighborhood integrity and other issues that might come up. The former mayors will work with smaller committees made up of HOA representatives to make recommendations to the City Council. This group is just being formed. More information to come. Walt will keep us informed.

Meeting was adjourned at 7:10 p.m.