

Property Owners of Castle Rock

Director's Meeting Minutes

Tuesday, April 9, 2019

Neighborhood Partners Office

Meeting called to order at 5:47.

Establishment of a quorum: Blake Scholz, Miles Enzor, Tom Kiske, Shannon Boggan, and representing Neighborhood Partners, Sandie Miller.

Blake Scholz announced his resignation from the board due to a change of job and relocation.

Secretary's Report:

Secretary: Shannon

Minutes from the 1-8-19 meeting were emailed to directors. Tom moved to approve the minutes, Miles 2nd the motion, the Minutes were approved via email.

Treasurer's Report:

Treasurer: Tom

1st Quarter financials were reviewed via email. Blake made a motion to approve and Miles 2nd the motion. The 1st Quarter Financial Report stands approved.

Management Report:

Neighborhood Partners: Sandie

Sandie reviewed the A/R Past due to date \$6,830.90. Advised that Certified Collection letters were mailed the first of April. Balance on the account for the bankruptcy is down to \$2,869.32. Owner with legal fees of \$674.79 for non-compliance of operating a B&B was discussed.

Resident Property Status 289

Builder - 1 (down from 4)

Homeowners - 241 (up from 237)

Rentals - 41 (down from 42)

Weekend - 6

Status of concerns were discussed.

Review of owners that continue not to comply with payment terms on the annual dues was discussed. The amount for the Fine for continued violation was discussed, and Sandie will put the verbiage for the notice together to be finalized at the July board meeting. This non-compliance fee will be notified at the annual meeting in October and before the 2020 billing.

Sandie advised that most owners complied with the request to install or reinstall Garage Door Hardware.

Sandie advised that a couple of parents with special needs children asked if a street sign could be installed from the city for children at play/special needs. Troy with the City of College Station does not produce/place these signs as they have been found to be counterproductive. Further options will be looked into.

Finished Business:

Higher interest-bearing accounts were established. Discussion for the investment of funds and the security of the funds were discussed.

Power washing and staining of all common fencing has been completed.

Sandies' office will contact the Boy Scouts regarding the placement of the American flags 12 x 18 at resident's homes from Memorial Day to 4th of July.

Unfinished Business:

Sidewalk concerns of algae from the French Drains. Discussion was held. Still working on a solution.

New Business:

Discussion was held on the maintenance of the drainage area at Deep Stone. It was proposed to dredge the area, replace the large stones that have been covered by silt, and concrete said stones in place. Costs estimates will be gathered.

Sandie advised that the Fire Lane post and chain off Rocky Creek have been knocked down. It was advised that the city and fire department do not require the chain. Discussion was held on the traffic and if there is a need to close this 2nd exit and entrance to the community. Cost estimates will be gathered for installation of a swing gate

Meeting adjourned 7:09 p.m.

DRAFT