

PROPERTY OWNERS OF CASTLE ROCK
MEMBERSHIP MEETING MINUTES
October 14, 2013

CALL MEETING TO ORDER

The Membership meeting was held at Southwood Community Center. Miles Enzor called the meeting to order at 7:00pm. Miles thanked everyone for coming and welcomed them to the annual meeting of the Property Owners of Castle Rock Subdivision. Miles stated that the purpose of the meeting is for the election of 1 homeowner to serve the community as a director. There was enough in attendance for establish a quorum.

NOMINATION OF DIRECTORS

Sandie Miller from Neighborhood Partners, thanked the candidates for volunteering to serve, introduced each candidate and asked each neighbor to introduce themselves. Miles asked if there were any other volunteers from the floor. There were not. The voting began and the ballots were dropped into the box at the table by the entrance. Miles explained that each homeowner was to choose a candidate and then the fourth candidate would serve as the alternate in case a director cannot fulfill the term. Miles asked for two volunteers to help Alex count the ballots.

COMMUNITY UPDATE

Miles introduced the three guest speakers.

Jennifer Nations came to speak on behalf of Water Management. Jennifer asked if the community had any questions. She briefly explained that the city is doing its best to conserve water and left brochures for the community.

Lieutenant Dotson from College Station Fire Department spoke to the community about street safety and the importance of keeping the streets and circles clear so that emergency vehicles can easily get to and from houses when there is an emergency.

Sergeant Lively from the College Station Police Department spoke to community about crime prevention. He also told the community about a website called nextdoor.com that the community can use to help each other out in all circumstances. Lively also stressed the importance of calling 911 or the non-emergency police number for suspicious behavior, before calling the HOA Office.

REPORTS

Miles asked if everyone had the chance to review the minutes from the November 26, 2012 First Annual Meeting. Because there is a quorum, a vote was taken to approve the minutes. The minutes were approved. Miles reviewed the special projects that were completed throughout the year such as having the fences stained, an additional canvas umbrella for the pool, and mulching. It has been discussed to add planters to hide the electrical box on Castle Rock parkway.

Sandie gave the treasurers report as Jared was unable to attend the meeting due to a work commitment. Sandie reviewed the 2012 Financials and the budget for 2013.

Sandie also gave the management report from Neighborhood Partners. The community is making good progress. Sandie stated that the number of owner occupied lots is up to 226, there are 16 rentals and 34 lots are still builder lots. As of the meeting, the developer still owns 11 lots.

Sandie continued and gave a report on liens filed in the community. Castle Rock started 2013 with 2 liens, one filed in 2011 and one filed in 2012. The 2012 lien has been collected on, and another lien was recently filed in June. Sandie reported that currently, we still have the 2011 lien and the 2013 lien. Payment arrangements have been offered, access to the pool has been disconnected and the association attorney has contact them and we have received no reply.

COMMITTEE ANNOUNCEMENTS

Sandie talked about the success of the Spring Event. It was cold but we had a great turn out. The Summer Event was hot and very successful as well. Sandie explained that the Fall Festival has been postponed and possibly cancelled due to scheduling problems. There will be updates on this.

Lauren is a member of the Landscape Committee and told the community how the Yard of the Month award works and what the criteria is in determining the 2 awards each month. Lauren asked for volunteers to sign up and discussed holiday decorations.

Josh talked about the Architectural Control Committee and what the committee's job is. They review builder plans and residents requests to add patios, pergola's and sheds.

TOPICS TO DISCUSS

Miles and the board discussed the topics to discuss that were submitted. Miles opened with talking about the pool rules. There can be food and drinks in the annex but trash needs to be picked up, food should not be eaten in the pool and alcoholic drinks are not permitted. The gate has been reported as being propped open so that anybody can come in and out of the pool, this is not just against the rules, but it is a safety hazard to the children that might run into the street and a safety hazard to the children outside of the pool that might run in without supervision. Each and every member of the community was given a copy of the pool rules and an agreement to sign that they would abide by these rules before a pool key was submitted.

Miles addressed the door to door solicitation that has been increasing in the last year. Miles told the community that over the years the city has setup requirements to help secure the community properties. The cities current response is that if you do not want solicitation they recommend that you place a sign by the front door. If for some reason, you feel that you see a suspicious person soliciting then call the non-emergency police number but if you feel threatened by the solicitor, call 911.

Miles told the community that there has been an increase in off road vehicles on the streets and walking trails. According to state law, golf carts are allowed on the streets as long as they are abiding by the DOT laws.

Miles reported that the fountain at the entrance has been leaking and does not operate. Leaks in the installation have been repeatedly repaired over the years. The repairs were made under warranty but the warranty has run out. Miles explained that the directors, lawn and pool contractors met at the entrance fountain and looked at a way to remedy the water source so that we can continue water fill to the fountain when the irrigation is shut off.

Miles told the community that the park is owned and maintained by the City Parks and Recreations Department. For the neighbors asking for pet stations to be put on the walking trail, this request has to be sent into the city as the HOA does not own the trail.

Sandie addressed the request for a cut across on 40 at the Castle Rock Entrance. Highway 40 is not a city road, it is owned by the state and the TXDOT does not see it as beneficial to put in a cut across as there are less than 300 houses in Castle Rock.

ANNOUNCEMENTS

Miles gave the results of the election. The candidate the received the most votes is Josh Woodall. Our other candidate is Lauren Bohler and she will serve as an Alternate. Miles asked that everyone please remember that these neighbors are volunteers and any concerns need to be filed via the website and not by contacting the director directly.

Miles introduced Josh Woodall as the new board member and Lauren Bohler as the alternate.

ADJOURNMENT

The meeting was adjourned at 8:55pm. Sandie and Miles thanked everyone for coming.