

**Property Owners of Castle Rock
Annual Meeting Minutes
Southside Social Club
1551 Greens Prairie Road
7:00pm, Monday, October 17, 2022**

The 2022 Annual Meeting of the Property Owners of Castle Rock was held on Monday, October 17, 2022, at the Southside Social Club, 1551 Greens Prairie Road. Resident attendees had the opportunity to submit votes for the Board of Directors election from 6:45pm-7:00pm.

The 2022 Annual Meeting was called to order by President, Miles, Enzor, at 7:03pm. Lacking a quorum, the meeting proceeded as informational only. It was determined that for the purpose of conducting official business and the election there were not enough property owners present or absentee ballots cast to establish a quorum. The meeting continued without a quorum present as information only and no official business was conducted. 21 owners were present, including directors Miles Enzor (President), Belinda Newman (Secretary), Doug Beck (Treasurer), Jessica (Kobe) Berger (proxy for Matt Callaway, Vice President) and Sandie Miller from Neighborhood Partners was also present with 18 absentee ballots.

Minutes

Belinda Newman asked for questions regarding the 2021 Annual Meeting minutes. There were no questions. It was noted that the Minutes can be find on the Association's website.

Jessica (Kobe) Berger requested two resident volunteers to help count ballots for the Director Election.

Reports

Treasurer – Doug Beck

Doug Beck reviewed the Financial Reports and noted that they can be find on the Association's website. At the close of 2021, there was a balance of \$383 in unused funds. These funds were carried over 2022 funds. There were no questions regarding the 2021 Financial review.

The 2022 Budget was reviewed and discussed. The directors have reviewed and approved the third quarter financials for 2022 and it is posted on the Association's website. A report was provided to attendees for their review and to discuss the allocation of expenditures. Miles Enzor explained that the directors focus is on addressing issues and analyzing the most feasible and affordable to remedy the issue. It was noted that any major repair or improvement cost not budgeted for in the current year is moved to the Special Projects category of the Budget. The Budget Reserve is available for addressing future such as potential competing development issues surrounding the area of Castle Rock neighborhood.

Management – Sandie Miller

Sandie Miller, managing director of Neighborhood Partners, introduced her staff. Resident Property Status was reported to be a total of 288 homes including 225 Homeowners, 56 Rentals, and 7 Weekend Homes. Homeowner numbers declined by ten and rentals increased by ten. The outstanding balance of Past Due Accounts is \$78.80. There are no liens for 2022.

Committee Reports

Architectural Committee Report - Jason Handy

Jason Handy gave Architectural Committee Report. During the past year there was a total of three requests submitted including a pergola, a shed, and a solar panel installation.

Community Events - Jessica (Kobe) Berger

Jessica (Kobe) Berger gave the Community Events Committee Report. Resident volunteers are needed to chair the Community Events Committee. This year the Easter Egg front yard hunt and the Kona Ice Summer Kickoff were the two community events held. Both continue to receive positive feedback. It was suggested that an "opt-out" option be available for residences without children and/or prefer not to have the eggs placed in yards. The Board continues to gauge interest in having an Aggie Tailgate event at the Pool Annex parking lot. Volunteers were requested to plan the event if interested. The Board is attempting to provide for both children-focused and adult focused community events.

Landscape Committee – Jessica (Kobe) Berger

Jessica (Kobe) Berger reported on the Landscape Committee and "Yard of the Month" monthly event. A gift card is given to the designees (2) each month during April – August/September. Gift amounts will be increased from \$25 to \$50 during 2023. Volunteers were requested for this activity.

Community Updates

Miles Enzor discussed completed Projects for the year including landscaping of common areas along Castlerock Parkway, juniper removal, replacement of two pumps on the entrance fountain, replacement of irrigation wiring system, addition of pool attendant staff during the summer, and continued removal of juniper along Wm. D. Fitch.

New Business

New Business discussed included the cost of using USPS mail for communication of Annual Meeting Notice versus using email communication. Resident attendees express their interest in using text communication in addition to email with the possible of option of opting out of email and selecting text communication only.

Miles asked for new Project ideas from the floor. There were questions about the park located in the neighborhood. It was clarified that the park is owned and maintained by the City of College Station (COCS). Residents are encouraged to use the City's "SeeClick" app to report park issues and concerns. It was noted that fire hydrants in the neighborhood need painting. This is another City responsibility. There were also questions about the Castlerock wall along Wm. D. Fitch regarding the possibility of wall to screen sound and addressing beautification concerns along the area. The Board will explore options for addressing these concerns and interests.

The 2023 budget was reviewed. Highlighted topics included adding a pool umbrella for shading where (dead) trees were removed, increased estimate for utilities, replacing chaise lounge chairs, and cleaning of the entrance fountain masonry stone.

There were not topics of concerns submitted prior to the meeting. Topics presented by attendees including the cost of the new pool umbrella and exploring alternative options for shading. The frontage road wall and beautification were discussed again in more depth.

Announcements

Jessica (Kobe) Berger announced the results of the election. From the preference poll the election results are as follows: Miles Enzor, Cynthia DuBois, and Matt Callaway will serve on the new board. Belinda Newman and Doug Beck agreed to continue serving on the Board. Jessica (Kobe) Berger agreed to serve as the Alternate Board Member.

Adjournment

Attendees were thanked for attending the 2022 Annual Meeting and the meeting was adjourned by Miles Enzor at 8:08pm.