

CASTLE ROCK AGENDA  
ANNUAL MEMBERSHIP MEETING  
The SevenFifty Loft  
750 William D. Fitch Pkwy, Suite 420, College Station, TX 77845  
7:00 PM, October 16, 2023

Belinda welcomed everyone, the directors introduced themselves and then Belinda asked those in attendance to Introduce them self's and let us know what street you live on.

The 2023 Annual Meeting of the Property Owners of Castle Rock was held on Monday, October 16, 2023, at The SevenFifty Loft, 750 William D Fitch Pkwy Suite 420. Resident attendees had the opportunity to submit votes for the Board of Directors election from 6:45pm-7:00pm.

1. CALL MEETING TO ORDER

The 2023 Annual Meeting was called to order by Vice President, Belinda Newman, at 7:02pm. 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 Belinda Newman (Vice President), Doug Beck (Treasurer), along with Sandie Miller and her staff Amy and Robin from Neighborhood Partners.

2. GUEST SPEAKER

Belinda introduced our guest speaker from the City of College Station Police Department Assistant Chief Michael Pavelka. Asst. Chief Pavelka gave his history with the department and took questions from the residents and opened discussion on concerns.

3. REVIEW/ACCEPTANCE OF MINUTES

Sandie reported that the minutes from the October 17, 2022, Annual Meeting have been posted on the association website, <http://castlerockowners.com/> hope everyone has had a chance to review. Sandie asked if there were any questions. There were no questions.

Doug asked for 2 Volunteers to help count ballots

4. REPORTS

a. Treasurer

Doug reviewed the yearend financial report from 2022 and advised that these documents are posted on the association website. Doug reported that the close of 2022 we had a shortage of \$14,300 in our net income and with the transfer of \$23,155 for the Relandscaping of the Common Area along Castle Rock Parkway from the Maintenance Account, the balance of \$ 8,855 in unused funds were carried over to 2023, Doug asked if there were any questions, there were no questions.

3<sup>rd</sup> Quarter 2023 Budget was reviewed and approved. We have attached this report to your agenda. Doug reviewed where the monies had been spent.

Doug advised that the new Budgets are posted on the association website in early December, typically before your Annual Invoice is emailed. If you have any questions, please email the management office and we will be glad to answer your question.

b. Management

Sandie reviewed the outstanding past due balance from late fees, finance charges & fines is \$627.67 We had no Liens had to be placed this year.

Resident Property Status 288

Homeowners –	222	down from 225
Rentals –	58	up 2 from last year
Weekend –	8	up 1 from last year

## 5. COMMITTEE REPORTS

### Architectural Control Committee

Jason gave the review and reminded everyone Solar Panels must be submitted to the ACC for approval. If the salesman advises that you do not need this approval or that they will get the approval, please contact us to confirm before installation.

### Community Events

Sandie reviewed for April the Community Events for this past year. Spring Festival and the 4<sup>th</sup> of July Parade. Next year she would like to expand the Spring Festival to include; Decor/plants, Easter bunny, popcorn/cotton candy, train, bounce house, prizes, egg hunt possibly more food/drink options and additional games. She needs volunteers to help make this event a success. Fourth of July parade she will need help arrange for first responders to leads, prizes for best decorated bike/cart, flags, snow cones or ice cream

### Landscape Committee

Belinda reviewed the dates for the 'Yard of the Month' April through September and that this year Doug and Angie are going to award Fall decorations. Discussion was held. Doug said that they would like to do Holiday Lights. Residents agreed that would be fun. The board will move forward.

## 6. COMMUNITY UPDATE

Belinda went over the list of Completed Projects for 2023.

- New Furniture for Pool Annex – tables w chairs, chaise lounges and small tables
- Annual Fence Maintenance
- Fire Lane Gate Painted
- Pressure Washed Stone Columns Along William D. Fitch
- Removed Diseased Junipers Along William D. Fitch in Common Area
- Community Events - Spring Festival and 4<sup>th</sup> of July Parade

The Directors have been involved in multiple discussions with the landscaping team regarding the installation of low maintenance beautification plants along Hwy 40/William D. Fitch common area flowerbeds. The plan is to have this project completed early next year during spring weather.

## 7. NEW BUSINESS

The new Project for 2024 will be the Landscaping of the Eyebrows along Hwy 40. Belinda advised that the directors have had several meetings over the past year and have the design with plans to install in early March. Plant selection was discussed.

Doug reviewed the 2024 Budget and went over a few areas of highlights. Discussion was held on the amount of the dues will not need to be increased due to the funds that were put into maintenance over the years.

## 8. TOPICS TO DISCUSS

Belinda advised that there were no Topics of concerns submitted. Belinda asked if there were any questions from the floor. A question about the neighboring property status. Sandie said that she has been told that there needs to be a lot of fill dirt brought in, so it is not financially feasible for a new development.

## 9. ANNOUNCEMENTS

Belinda reviewed the results of the Election/Preference Poll, Edward Salazar and Ross Williams along with 2 write ins were asked if they will serve on the board Doug Beck and Scott Cloud agreed to serve.

## 10. ADJOURNMENT

Belinda thanked everyone for coming. The meeting was adjourned at 8:07. Belinda reminded all directors to meet after the meeting to select directors' positions.

With Miles absent, he will continue to serve as president. Ross volunteered to serve as Treasure. Doug wants to serve as an Alternate. Scott volunteered to serve as secretary and Eddie will be our Vice President.