

# CASTLEGATE COMMUNITY ASSOCIATION

668 N. 44th Street, Suite 300

Phoenix, Arizona 85008

Office 623-241-7373 / Fax 602-685-1195

Community Manager e-mail: [brett.lang@oasiscommunitymanagement.com](mailto:brett.lang@oasiscommunitymanagement.com)

## MINUTES

Board of Directors Meeting – April 28, 2010 at 7:00 p.m. – at Simonton Elementary.

- I. **Establish Quorum / Call to Order 7:03** All board members present + Brett from Oasis
- II. **Introductions** were made
- III. **Outline Meeting Rules of Conduct** Mike read
- IV. **H&N Landscaping** Tim Hasher spoke to the board and homeowners explained irrigation sys. Is in good working order and we are waiting for warmer temps at night before we start watering the grass if anyone spots a leak call Brain with H&N
- V. **Previous Meeting Minutes** approved with motion by Phil and second by Ken
- VI. **Financial Report** read by Brad approved with motion by Jennifer and second by Ken
- VII. **President's Report** Mike read
  - a. Met with Pecan Creek and Pecan Creek South on 04/21
    - i. Incorporation Mike announced we will be trying to bring in speakers for pros. And cons.
  - b. Met with Brett and H&N on 04/16 re weeds
- VIII. **Committee Reports**
  - a. Architectural Review Committee; Phil read
  - b. Budget Committee; Brad read
  - c. Community Affairs Committee; Ryan read
    - i. Message Board; Phil presented 405.00 estimate for sing board the board asked for quote to mount free standing
    - ii. Future meetings / Events none at this time
  - d. Landscape Committee; Quentin talked about H&N progress
    - i. Well or Canal water, Type 2 rights – Tabled until August, still need to know how much we will need; Brett has a spread sheet ready to do calculations

# CASTLEGATE COMMUNITY ASSOCIATION

668 N. 44th Street, Suite 300

Phoenix, Arizona 85008

Office 623-241-7373 / Fax 602-685-1195

Community Manager e-mail: [brett.lang@oasiscommunitymanagement.com](mailto:brett.lang@oasiscommunitymanagement.com)

## **IX. Old Business**

- a. Board Training – HOA Academy; Mike explained we were learning to serve the community better
- b. Trespass / Closure signs in the parks; the signs are up so if you see someone in the parks at night call the sheriff they will respond
- c. Reserve Analysis – ARS Onsite, Complete? It is ready for board review before final print
- d. Pest Control in common areas (new landscapers? Or do we need to solicit bids?) we have bids for full time treatment we need to discuss if we need full time or continue spot treatment
- e. Graffiti Removal / Provide paint to county – Done? Mike has paint and will deliver it to county this month
- f. Ballot Items; Mike explained the things we are trying to achieve
  - i. Resale Assessments (Dollar Amount and legal advice)
  - ii. Trash Can Storage Locations
  - iii. RV Parking on side of home
  - iv. Permit parking
- g. Votes required to amend CC&R's (% of voting quorum not % of all homeowners)

## **X. New Business**

- a. Management Company – Report; Brett read
- b. Weeds in Common Areas (H&N accountability, end of May)
- c. Tot-Lot Services – Brad proposed cutting tot lot services in half
- d. Short and Long term goals for the community; Mike expressed the need to come up with a list for budgeting
- e. Schedule Future Meetings
  - i. 5/19 changed to 5/12
  - ii. Summer meetings? Where? If not, when will the next meeting be after May? Early July suggested then August

# CASTLEGATE COMMUNITY ASSOCIATION

668 N. 44th Street, Suite 300

Phoenix, Arizona 85008

Office 623-241-7373 / Fax 602-685-1195

Community Manager e-mail: [brett.lang@oasiscommunitymanagement.com](mailto:brett.lang@oasiscommunitymanagement.com)

- f. Round Table (any items not covered) Quentin is talking to Westar about water rights. Jennifer is changing news letter to bi monthly

## **XI. Open Floor to Homeowners (20 Minutes)**

Clyde Wade ask who was responsible for emptying community trash cans

Michel Akins asked about vacant lot clean up near Ulsta & Shetland

Paul ? Asked about lack of weeding at vacant homes

Rudy ? Asked for help with neighbor at 3648 E Camden who is leaving trash in large amounts in the front and back yards for some time the smell and bugs are horrendous he has called county health dept who did get court order to no avail the sheriff could not get to comply even with contempt of court order. **What's Next?**

## **XII. Board Vote on Items Requiring Action;** vote to amend budget to Bards proposal

Motion by Jennifer seconded by Phil vote passed

5 - 1

## **XIII. Websites / Email**

Websites:

[www.neighborhoodlink.com/castlegate/home](http://www.neighborhoodlink.com/castlegate/home)

[www.mycastlegatehome.com](http://www.mycastlegatehome.com)

[www.oasiscommunitymagagement.com](http://www.oasiscommunitymagagement.com)

Email:

[Brett.lang@oasiscommunitymanagement.com](mailto:Brett.lang@oasiscommunitymanagement.com)

[Castlegatehoa@yahoo.com](mailto:Castlegatehoa@yahoo.com)

## **XIV. Adjournment motioned Jennifer seconded Ken time 8:43**