

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

MINUTES

Board of Directors Meeting – February 24, 2010 at 7:00 p.m. – at Simonton Elementary.

I. Establish Quorum / Call to Order 7:01

Board members Present Mike, Jennifer, Brad, Phil, Ryan, Quentin, Ken, Brett for Oasis

II. Introductions were made

III. Outline Meeting Rules of Conduct Mike read to home owners

IV. Approval of Previous Meeting Minutes Phil read to board

Approval motioned buy Brad seconded buy Ken

V. Financial Report Brad read to board

Approval motioned buy Ken seconded buy Ryan

VI. President's Report Mike read report on status of community and visit to Pecan creek

HOA found they have similar problems and recommended we look into (COP)

citizens on patrol

VII. Committee Reports

- a. Architectural Review Committee Phil reported all submittals approved
- b. Budget Committee no report
- c. Community Affairs Committee Ryan looking for volunteers for BBQ or Movie night
 - i. Message Board on hold until April
 - ii. Future meetings? None to report
 - iii. Future events? None to report
- d. Landscape Committee
 - i. Well, Type 2 rights – Tabled for 6 mos, still need to know how much we will need
 - ii. Landscape Bids Quentin held a meeting 4 company's presented bids we will study and hold special meeting to explain decision to community and board will vote to hire in late March or April

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VIII. Old Business

- a. Board Training – HOA Academy there are free or 10.00 classes at Queen creek Library we will discuss HOA paying if needed
- b. Handy Man for General Repairs Brett spoke with some handy men they averaged 55.00 hr with 2hr min. D.A.M. Handyman services was 45.00 and no min. we agreed to call him for quotes when needed
- c. Play Areas (Sand, Covers) – This Month? Landmark gave new low bid all inclusive 5797.66 for sand replacement
- d. bids for cover repairs will be ready for vote in March
 - i. Tim (volunteer from the community) thanks to Tim
 - ii. Picnic tables – Brad made repairs to table hold downs
- e. Wall on Jodi and Shapinsay
 - i. Insurance? The adjuster is sending about 6000.00 and we have a bid of 9660.66+458.00 for a new 6ft wall
- f. Cost Reduction with Oasis – New contract – sign?
Mike signed and has copy of new contract
- g. Ballot Items Mike explained to home owners
 - i. Resale Assessments (Dollar Amount and legal advice)
We are looking into builder's involvement (legal)
 - ii. Trash Cans
 - iii. RV Parking on side of home
 - iv. Permit parking
 - v. Votes required to amend CC&R's (Quorum of voters present, not % of total home owners)
- h. Reserve Analysis – ARS Onsite, Complete? Due 3/5/2010
- i. Graffiti Removal / Provide paint to county not done
- j. Draw water from CAP canal for landscaping – Water Rights tabled

IX. New Business

- a. Management Company – Report Brett read to home owners
- b. Tot Lot Emergency Repair – Completed mike explained plastic bubble broke and we replaced with flat plastic

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- c. Lighting/Signs in Parks
 - i. Solar
 - ii. we may switch to motion lights Brett's getting bids
 - iii. Hours of Operation we will be voting on closing parks dusk till dawn and possibly offering a reward for tips on vandals
- d. Schedule Future Meetings
 - i. 3/31 4/28 5/19
- e. Round Table (any items not covered) none

X. Open Floor to Homeowners (20 Minutes)

Michelle Ho asked why we don't have B Ball courts it was pointed out the HOA has no funds for that at this time she also said she didn't like the trash in front of gate idea

Lora Wade asked when we will have landscapers

Robert Hunt asked about well buy his house also suggested wall on Jodi has 4ft opening

Steve said he would like to see the tot lots have motion sensors

- XI. Board Vote on Items Requiring Action vote to fix sand boxes for 5797.66 four parks dump old sand at Shapinsay and spread level for future seeding Brad motioned Ryan seconded unanimous yes**

Vote to fix Jodi wall at 6ft with no opening for 9660.00+458 tax Quentin motioned Phil seconded unanimous yes

Vote to close parks dusk to dawn and post no trespass signs Mike motioned Phil seconded 5 yes 1 no

Vote to install with low bid 1000.00 cap Brad motioned Ken seconded unanimous yes

XII. Websites / Email

Websites:

www.neighborhoodlink.com/castlegate/home

www.mycastlegatehome.com

www.oasiscommunitymagagement.com

Email:

Brett.lang@oasiscommunitymanagement.com

Castlegatehoa@yahoo.com

- XIII. Adjournment Quentin motioned Ken seconded time 8:34**