

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 – October 28, 2009 at 7:00 p.m. – at
Simonton Elementary.

I. Establish Quorum / Call to Order

Quorum established with the following board members: Mike Hunt, Ryan Olson, Jennifer Schaefer, Ken Mullaney, Brad Giessinger and Phil Stalcup plus Brett from Oasis and called to order at 7:06 pm.

II. Introductions

Each board member introduced themselves.

III. Outline Meeting Rules of Conduct / Election of Officers

Mike read the rules of conduct, devised and voted on in the Executive meeting held at 5:30 pm 10/28/09, to the HOA members.

Your new officers were elected during open session as followed:

President Mike Hunt

Vice President Jennifer Schaefer

Secretary Phil Stalcup

Treasurer Brad Giessinger

IV. Approval of Previous Meeting Minutes

Phil read the minutes from the meeting held 07/29/09, Jennifer motioned, Ken seconded and the minutes were approved.

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V. Financial Report

Brad read a summation of the OASIS provided reports for the period ended 09/30/09, titled Balance Sheet Report, Income Statement Report, Bank Reconciliation Report, Check Disbursement Report, and Checking Accounts. Jennifer motioned, Ken seconded and the minutes were approved.

VI. Committee Reports

a. Architectural Review Committee

(1) Mike resigned from the Architectural Review Committee.

(2) All application were approved / with addendums.

VII. Old Business

a. Water Well

No Change

b. Play Areas – Sand, Slide, Covers

No Change

c. Wall on Jodi and Shapinsay

Brett provided one bid; Jennifer offered to seek out more bids.

VIII. New Business

a. Board Vacancy – Nomination

Mike Introduced Quentin Rosas to the members as a nominee.

b. Ballot Measures (What passed?)

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Mike explained the percentages required for a ballot item to pass. Then he announced that ballot item for term limits passed and the ones about RV's and trash cans failed.

c. Establish Committees

Mike explained the purpose of each committee. He also asked that volunteers come up to the board after the meeting is adjourned.

- i. Budget Committee
- ii. Community Affairs Committee
- iii. Landscape Committee
- iv. Social committee

d. Mailbox Repairs

Brett submitted one bid from J & K who agreed to honor their last bid.

e. New Trash Co (RAD – Transition Procedures)

It was announced all old Trashcans would be picked up Nov 2nd–6th. The new Trashcans will arrive the week of October 26th. The first pick-up date for the new company will be Nov 4th.

f. Landscape Repairs (i.e. Sprinklers)

The Budget Committee and the Landscape Committee will be researching better pricing options.

g. Cost of meetings (\$30/hr @ Simonton)

Mike announced starting with the 10/28 meeting the school is charging \$30 and hour for the use of the facility. He ask HOA members for location ideas that would be less or nothing.

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h. Cost Reduction Ideas? (From the board and floor)

No ideas presented

i. Re-assess 2009 budget

Mike read the proposed budget out loud line by line, while the board interacted and a budget amount was determined.

j. Management Company

Brett gave a status report on the Castlegate Community.

k. Cost Reduction with Landmark

There is a meeting scheduled with four board members and Landmark Management to go around the area and discuss what is being done, what is required to be done and what can change.

l. Schedule Future Meetings

Next meeting is November 17, 2009 at 7: pm

Following is December 16, 2009 at 7: pm

m. Round Table (any items not covered)

No discussion.

IX. Open Floor to Homeowners (20 Minutes)

These items were brought to the board for explanation;

Can HOA assessment be paid electronically? ANSWER IS YES.

There are two methods OASIS can explain to you or you can contact your own bank and arrange for a payment program.

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Why don't we have a program where we can opt out of the coupon books? ANSWER IS That's changing this year.

Clarification on the Trashcan location issue requested. ANSWER IS The cans belong behind the gate/fence.

X. Board Vote on Items Requiring Action

a. Appoint New Board Member

Phil motioned to appoint Quentin Rosas and Ken seconded, the vote was unanimous.

b. Committees

The following committees were established using the appropriate Board of Directors methods of nomination, seconding and unanimous voting.

Budget Committee

Brad Giessinger, Chairman

Community Affairs Committee

Ryan Olsen, Chairman

Water & Landscape Committee

Quentin Rosas, Chairman

For the existing committee of ACC, Phil Stalcup was voted in as chairman to replace Mike Hunt.

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c. Any Other Items Requiring Action

1. Election of officers covered in Item III of the agenda.
2. Approved getting Landscape Bids .
3. Approved using J & K Mailbox repair without additional bids in as much as they were the lower of the two post office approved vendors last year.

XI. Websites / Email

Websites:

www.neighborhoodlink.com/castlegate/home

www.mycastlegatehome.com

www.oasiscommunitymagagement.com

Email:

Brett.lang@oasiscommunitymanagement.com

Castlegatehoa@yahoo.com

XII. Adjournment

Jennifer motioned, Phil seconded and the meeting was adjourned at 9:23 pm.