

**Castlewood Home Owners Association
Monthly Board Meeting
August 17, 2016
Board Meeting Minutes**

Tony Leone, President
Mike Murphy, V. President
Cris Manning, Secretary
Amber Coddington, Treasurer
Amy Alsaffar, Director

Call to Order

The meeting was called to order 7:00 P.M. by President Tony Leone.

Establish Quorum

Quorum was established with Tony, Mike, Amber, and Amy present. Also present were CCMC Community Manager Melissa Verde, and Social Chair Kimberley Lyons.

Approve Minutes of Previous Meeting

Amber read from the floor the minutes of July 19th board meeting. Mike moved to accept the minutes as written; Amber seconded, and the minutes were approved.

Open Floor

Guest discussion involved the presentation of possible New Year's Eve social event(s) commemorating Castlewood's upcoming 20th anniversary. Among the most discussed was a New Year's Eve adults-only casino party at the clubhouse.

President's Report

No report.

Treasurer's Report

Amber presented the financial position for July. Total operating cash was \$139,431.55. Reserves cash was \$158,255.84. Capital expenses in July included one small trail repair.

Manager's Report

Melissa gave a brief report on facilities, including completed installation of exercise equipment along trails, and completion of tennis light post bases. Metro trimming around front posts moving forward. Allbright Services cleaned clubhouse, and washed windows inside and outside. Some windows with broken thermal seals may need to be replaced.

Unfinished Business

No unfinished business.

New Business

Board reviewed Robert's recommendations for capital expenses in 2017, and Robert's proposal for installing Glacier 80,000-gallon pool chiller for \$9,784, including fence and pad, 8' x 8' area extension, and plumbing. The Board tabled the proposal pending more information, and called for a community interest survey to get owners' feedback.

Board reviewed proposals from Charlie Brown Sound & Electric and DT Media Systems to install exterior speakers and volume control under the pool pavilion; low bid was \$2,504. No action was taken on the speakers; Board waived further interest at this time.

Board reviewed volunteers to fill Modifications Committee vacancy. Amber moved to appoint member Heyder Alsaffar as the fifth member. Mike seconded the motion; and the motion passed (Amy abstaining).

Executive Session Summary

Board adjourned to Executive Session at 8:14 P.M. Board reviewed (2) remaining accounts owing 2016 assessments, approved to proceed with filing application for expedited foreclosure on (1).

The meeting was adjourned at 8:19 P.M.

Consent Agenda

8/18/16	Put down 50% deposit on Casino Night to secure NYE	3Y, 0N, 0A	Approved
9/6/16	Waiver request from homeowner, based on payment of dues plus fees in February.	5Y, 0N, 0A	Approved
9/7/16	Social Event Proposal for NYE Casino Night; \$3,087 to include entertainment, food, misc.	4Y, 0N, 0A	Approved

Board President

Date

Secretary

Date