

Castle Highlands HOA minutes for 7/30/2009

Meeting was called in session at 7:00pm, quorum verified, in attendance all board members, Tom Rupert Bill Sellers and Lyle Wilkes. Absent manager John O' Connor

the minutes were approved for the May 28th meeting 3-0

The hearing for the Bowden property at 1501 Millbrook CT was not held because the property owner was not present. They had not submitted a plan for improvements to side and front of house (concrete driveway) and the trash receptacle continues to be stored outside the fence and the side of the house in full view. Bill indicated the concrete work was completed June 7. We had sent a notice to all homeowners dated June 1 re required approval of all improvements in advance.

Motion was introduced and seconded and approved 3-0 for the property manager to begin appropriate fines for this address.

Motion was introduced, seconded and approved 3-0 to accept the balance sheet and income statement 6/30/2009

The board commissioned an appraisal and discussions with potential buyer on the 1694 Granger C in the event of a foreclosure. Sale date of August 19 was noted and effective date. Reference Richard Johnston letter of June 10, 2009. A workout of paying dues in arrears was read and approved (court judgement) for 1799 Granger Circle. Sellers suggested the board approve the placement of a house for sale sign in the HOA property at the end of the Colebrook CT cul de sac. A motion to approve and seconded passed 2-0 with Rupert abstaining.

The house next to Lyle Wilkes continues to be an eyesore and was suggested they be visited by the Health department for the contamination of the back yard.

A motion to adjourn, seconded and approved 3-0. Meeting ended 7:35pm

Respectfully submitted

Tom Rupert acting recording secretary