

**NEW CASTLE AT TOWNE PLAZA HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MONDAY, JUNE 15, 2009
MINUTES**

PRESENT

Bitsy Chamberlin
Frank Vazquez
Mark Deaton
William Anderson

ABSENT

Jim Miller, Managing agent.

The Board of Directors meeting for New Castle at Towne Plaza Homeowners Association, Inc. was called to order at 6:00 p.m.

Management explained that the meeting format will be different from past meetings and that all future Board meetings will be ran as business meetings.

HOMEOWNER FORUM

An owner presented photographs of various concerns, i.e., lockboxes, watering hoses, barbecue grill in need of replacement, landscaping, repainting of the parking area, trash, etc. Management agreed to look into a \$10,000.00 budgeted expense for a new property sign.

There was discussion regarding the fact that the Board is currently obtaining proposals for replacement of the last two building roofs.

The Board noted suggestions from an owner that the pool sign be corrected to state that the pool area closes at 10:00 rather than 10:30 p.m.

An owner made recommendations regarding flooring replacements and sheetrock repairs.

It was reported that the lights in the 2nd floor of the parking garage that face the buildings are not working.

MINUTES

Motion was made, seconded and carried to approve the minutes of the May 18, 2009 Board of Directors meeting and Executive Session as amended.

REPORTS

The Financial Summary and Management Report reviewed and accepted as presented. Management explained the mix-up with the bank lockbox that resulted in some maintenance fee payments being returned by the post office. Late charges are not being assessed until this matter is completely resolved.

UNFINISHED BUSINESS

Mark Deaton provided the details of the 32-camera surveillance system that was approved by the Board in the amount of \$84,100.00. The company chosen was the same that attended the Board meeting in May. A 5-year service agreement is also available for routine maintenance and checks, as well as training. A diagram was presented reflecting the proposed camera locations. Payment options were discussed, i.e., 5-year finance agreement or payment in full. After discussion, motion was made by Bitsy, seconded by William and carried to pay the \$84,100.00 in full so as to eliminate interest. Installation is to begin as soon as possible.

The Board tabled letting the security officers go until the next meeting.

Management advised that the new trees are being checked periodically and are doing fine.

Management advised that two elevators have been completed by Thyssen-Krupp at this time, and parts are on order for the next.

Motion was made, seconded and carried to approve the Flooring Resolution as presented. The Resolution will be sent out to all owners.

Management advised there are 20 units being affected by the fire hose regulations. The Fire Marshall has advised that we can in fact remove the locks from the gates and install signs on the gates stating that the hose is inside rather than doing an easement. Management recommended allowing each owner to decide for themselves if they would like to remove the locks on their gates or do the easement.

NEW BUSINESS

Management advised that the catwalk repairs and replacements must be done by the end of July. Two proposals were presented for this work. Motion was made, seconded and carried to accept the proposal from Rafiel Estrada as presented.

The Board discussed the request from the owner of unit 381 to replace the windows with vinyl windows. Since there is only one manufacturer making the aluminum windows now, the Board will have to set some guidelines for vinyl window installation. Management will draft a proposed resolution for the Board's review and approval.

Management will contact Walter at Houston Lock & Mailbox to discuss the installation of an outgoing mailbox.

There being no further business, the meeting was adjourned to Executive Session.

Approved

Date