

Castlepoint HOA Board Meeting

Minutes of Feb 12, 2025, 6:00 PM at the Forest Park Clubhouse

In attendance: **Board Members:** Steve Baska, Linda Stoffel, Carla Almer, Janice Gonzales, Becky Goldsmith **Residents:** Vicki Seitz, Tammy Bush, Doug Moen, Tracey Lewis, Mark Osler, Carol & John Bell, and Judy Kleeman.

Steve Called the meeting to order at 6:10 and discussed prior meeting minutes. Janice moved to approve minutes of September 24th, 2024, Steve 2nd, approved unanimously, 5 votes.

Xeriscape:

Bob Almer spoke on phone speaker; as he was not able to attend in person. Bob presented a resolution for what the state is now requiring of HOA's Architectural Review Committees, for policies in accordance with new state law regarding Xeriscape compliance and procedures. A handout was provided for the resolution of Castle Pointe property owners for adopting a policy for landscaping allowances that meet state law for Xeriscaping requirements.

Discussion regarding artificial turf: The law requires that it must be allowed, but ARC may limit the amount used in front yards, but must allow the use in backyards as long as it is not within eyesight of any neighbors.

Attendees discussed the pros and cons of allowing artificial turf in Castle Pointe and other bullet points from the handout i.e. vegetable gardens, and waterwise landscaping designs.

Janice moved to approve the Xeriscape resolution, Carla seconded the motion, it was approved and passed unanimously with 5 votes.

Parking Issues:

Vicki Seitz of address 1369 spoke: She explained what the current parking situation is in the **southwestern section of Castle Pointe**, and showed photos that were taken in front of her home, which showed various trucks and cars parked across the street from her driveway which causes access problems both ingress and egress to her home. She provided a hand out of the Forest Park HOA rules involving parking on the street and asked if the Board will uphold the rules or allow people to continue to park on the street.

Discussion: There was much discussion regarding the contradictory statements in the Forest Park parking policy.

Janice pointed out that originally there were two lots (1359 & 1342) that were to be designated for additional parking. Then the developers changed their plans and added two additional homes on those lots. The result was less off-street parking availability needed because of our narrow streets. Janice points out that residents first should utilize garage, then driveway parking.

Tammy Bush of address 1359 offered that if it was helpful to remove the tree from her property, she would be amenable; if it helped the situation for additional parking. Both parking spots adjacent to 1359 are her property; when necessary, she is open to neighbors, contractors using these parking spaces.

Carol & John Bell of address 1363 explained that it is very difficult to pull in and out of their garage due to the limited space between 1363, 1361 and 1359.

Tracey Lewis of 1357 brought up the parking difficulties that will arise due to upcoming remodeling projects and the need for contractors to access homes.

Steve stated that the feedback he received said Vicki Seitz proposal was too restrictive. Janice recommends that there should be no parking directly opposite any driveway.

Linda recommends that possibly the best way to avoid problems is to communicate to your neighbors and contractors to find a resolution that works best for all.

Mark Osler of address 1357 asked when people know they have construction or a situation that will require additional vehicles over a period of time; to communicate with surrounding neighbors.

Steve states a board member must make a motion to pass a parking proposal.

The proposal is to reinforce Forest Park HOA regulations NO parking on streets whenever possible. Temporary parking is allowed on the odd numbered side of the street.

The exception is in the southwestern section of Castle Pointe, which is directly **across from** 1369 driveway south there is **NO** parking permitted. A sign will be designed, purchased and installed to instruct where parking will not be allowed.

Janice makes a motion to pass the proposal for parking, Linda seconded the motion, there is no further discussion. Motion passes unanimously with 5 votes.

Meeting Adjourned at 8:30 PM