

Board Meeting Minutes
Castle Valley Ranch PUD Homeowners Association

Date: May 27, 2014

Time: 11:00 a.m.

Place: RE/MAX Country office, 820 Castle Valley Blvd., Suite 107, New Castle, CO

The meeting was called to order at 11:00 a.m. The following board members were present: Aaron Atkinson was present by phone. Dave Schroeder and Brad Gates were present in person. Debbie Sanderson and Megan Pelky, Association Managers were also present.

This is the initial board meeting with the new management company.

The board discussed the expenses associated with design review and the fees being charged homeowners. Presently, there is a third party contractor who reviews all design review requests. There is a fee charged the homeowner and a fee paid to the contractor. Motion made by Dave Schroeder and seconded by Brad Gates to use the third party contractor only in the case of non-routine maintenance items. There will still be a fee charged the homeowner and paid the contractor for those items. However, there will be no design review fee charged or paid for regular or routine maintenance items. Motion carried.

There was also discussion regarding forming a design review committee. Management suggested that a palette of paint colors for exterior painting be approved by the design review committee, this being the most requested routine maintenance item.

The board discussed the upcoming meeting with Town Council and several items slated for that meeting. More information will follow.

The board discussed covenant violation enforcement. There is currently a policy in place limiting the number of violations enforced to 10 per month. Motion made by Dave Schroeder and seconded by Brad Gates to revoke this policy limitation. Motion carried.

The board then developed a schedule for future meetings. The first Wednesday of the month has been selected and the time for board meetings will be 6:00 p.m. and the annual meeting will be at 7:00 p.m.

The board discussed signage and information boards, as well as website revisions. Management will review and advise.

The board discussed forming a Community Events Committee, in addition to the Beautification Committee. Several homeowners have expressed an interest in these committees. Management will follow up with the homeowners and the committees.

The Beautification Committee has been given a \$25,000 budget to work with. Presently, there is discussion regarding additional flower arrangements in accordance with the bid from Custom Lawn Care. The committee is working on this.

The board discussed the insurance policies in place. Management will review and advise.

Management reported that the financial records are still under review but preliminary verifications have been done and they appear to be in order. The vendors have been notified regarding any outstanding invoices and billing for accounts receivables will begin.

The board discussed the various bank and investment accounts. Motion made by Dave Schroeder and seconded by Aaron Atkinson to have Dave Schroeder and Brad Gates become signers on the accounts. RE/MAX Country will be listed for information only purposes on the accounts. Motion carried.

The next meeting will be information only for the homeowners. It is scheduled for June 17, 2014, at the New Castle Library at 6:00 p.m.

The meeting was adjourned.

Owners are reminded that information regarding insurance, financial statements, minutes, covenants, rules, etc. can be obtained from the Association Manager, Debbie Sanderson at 970-984-9600, or by email, debsanderson@sopris.net. The information is also available on the following website www.castlevalleyranch.net.

Respectfully submitted,

Debbie Sanderson
Association Manager