

CASTLE VALLEY RANCH (CVR) HOA  
P.O. Box 1131  
Glenwood Springs, CO 81602  
(970) 945-7266

**Regular Board Meeting**  
March 30, 2009 – 6:00 p.m.

The Regular Board Meeting was called to order by Pat Tucker on March 30, 2009, at 6:00 p.m. The meeting was held at Town of New Castle Council Chambers, 450 Main Street, in New Castle, CO. A quorum of the Board was established

**PRESENT:**

Board	Pat Tucker	Dave Schroeder
By Phone	Mark Osborn	Matt Osborn
	Karen Holbert	

**OTHERS PRESENT:**

- A list of homeowners attending the meeting can be obtained at the office of Crystal Property.

**HOMEOWNER CONCERNS**

- **715 Ginseng/721 Ginseng** - The homeowner who currently owns 721 Ginseng also purchased the adjacent lot at 715 Ginseng. Because this is not a lot that can be used to build a home, the homeowner asked that the Board waive the yearly association fees for the second lot.
- Karen asked this homeowner if he had considered combining the two lots. The homeowner indicated that he is currently in the process of combining these two lots into one address.
- After some discussion, the Board agreed to pro-rate the fees on the second lot as soon as the lots are legally combined into one.
- **CVR Townhomes** – Several concerned homeowners asked for clarification of where they stand with the bankruptcy.
- Mark indicated that the Townhomes and the unbuilt land within Castle Valley Ranch will soon be taken over by two separate lenders.
- Mark assured the homeowners that they will be given contact numbers as soon as possible.
- Regarding one year warranty issues, Matt asked the homeowners to e-mail him any issues relating to warranty repairs and he will address these issues.

**FINANCIALS**

- The March 31, 2009 financials were reviewed, discussed and approved with no corrections.

**MINUTES**

- The minutes from the January 26, 2009 Board meeting were previously reviewed via e-mail and officially approved with no corrections.

## **BOARD CALENDAR FOR 2009**

- Board meetings dates were approved and will be placed on the web site and in the information boards.

## **WEB SITE UPGRADE**

- Village Homes has given the two homeowner Board members the authority to revise and update the web site.
- Elyse Hutchinson will be taking over hosting and management of the web site.
- The Board requested a work session to discuss changes that will be given to Elyse.
- The work session will be April 10, 2009, 3:00 p.m. at the office of Crystal Property.

## **INSURANCE**

- When Eric Williams was involved with the Board (Declarant) the general liability policy was canceled.
- Eric reached an agreement with the Town of New Castle that he would deed the open space/common areas to the Town with the stipulation that the Town maintained these areas. Therefore, in Eric's opinion a general liability policy was not needed.
- The current Board has agreed that it is necessary to have a general liability policy.
- A meeting has been set up to meet with the insurance agent to discuss policy limits and premiums for April 10, 2008, 3:00 p.m. at the office to Crystal Property.
- Village Homes will not be able to attend this meeting, but has requested that when the information is received, that this be forwarded to Village Homes for their input.

## **RETENTION POND/PARK ISSUES**

- Dave and Pat gave an update on the meetings they have attended with the Town to discuss the 2 retention ponds.
- Mark has maps and information that might help Dave and Pat in these meetings. Mark will forward this information within the next couple of days.

## **DOOR HANGER**

- Crystal Property proposed a covenant violation door hanger. During the inspections, if there is a violation, the specific violation would be noted, asking the homeowner to correct the violation and giving a date of when the property would be re-inspected.
- Karen suggested that this new procedure be added to the Policy and Procedures.
- Terri asked if we could have a 60 day trial period to see how effective these door hangers are before we update the Policy and Procedures.
- The consensus of the group was to try this for 60 days and then discuss at the next Board meeting.

## **COMMUNITY GARAGE SALE**

- If a homeowner or group of homeowners would like to volunteer to set up a community garage sale, the Board would be willing to pay for flyers, place the information in the information boards and contribute a reasonable advertising payment to advertise in the Glenwood Independent.

**EARTH DAY EXPO**

- The Board asked that Crystal Property place the Earth Day Expo flyer in all the information boards.
- This is scheduled for April 18, 2009, 11 a.m. until 3 p.m. at the New Castle Community Center.

**SNOW REMOVAL AT THE MAIL BOXES**

- The Board discussed the ice problems at the Alder Ridge mail box. This mail box is in the shade. It was suggested that the mail box might be moved into a less shady area where the snow has a chance to melt.
- This will be discussed further at a future Board meeting.

With no further issues, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Terri Knob