

Castle Valley Ranch HOA  
1512 Grand Ave., Suite 109  
Glenwood Springs, CO 81601  
(970) 945-7266

Board Meeting  
September 28, 2009 - 6:00pm

Present:

Pat Tucker- Board of Directors      Dave Schroeder- Board of Directors  
Susan Goldberg – Resident      Greg Emarine  
Terri Knob – Crystal Property Management  
Justin Windholz – Crystal Property Management

A Board of Directors meeting of the Castle Valley Ranch PUD Homeowners Association was held on September 28, 2009 at 6:00 p.m. at the Town of New Castle Council Chambers located at 450 Main St. in New Castle, CO 81647. The meeting was called to order at 6:00pm. There was a quorum established.

Previous Minutes:

- The Board reviewed the previous meeting minutes. A motion was made to approve the minutes. The motion was seconded and approved unanimously.

Current Financials:

- The Board reviewed the current financials. There was discussion about the late charges the Association has collected. Crystal Property agreed to investigate the number further. A motion was made to approve the financials. The motion was seconded and approved unanimously.

Web Site:

- The Board noted that the website is up to date.

Info Boards:

- The Board discussed the future placement of info boards in the neighborhood. The Board agreed to continue installing the info boards at all the mailbox kiosks in 2010.

Solar Lighting:

- Crystal Property informed the Board that the solar lighting is installed and repaired and functioning correctly.

Proposal to Eliminate Maintenance of 5 Parking Islands:

- The Board discussed the maintenance of the parking islands in Castle Valley Ranch. The Board had made a proposal to the Town of New Castle in regards to the maintenance of those islands. The proposal is presently being reviewed by the Town's attorney. Pat and Dave agreed to follow up on this issue.

#### Collection Policy and Procedures:

- The Board reviewed their policy on fines and procedures and their relation to landscaping completion violations. The Board proposed changing the fines for incomplete landscaping to \$100 per month for incomplete landscaping during the first 12 months after the date the landscaping was to be completed and \$300 per month during the next 12 months after the date the landscaping was to be completed. These fines will commence April 1, 2010. A motion was made to approve the proposal. The motion was seconded and approved unanimously.

#### HOA Fees on Vacant Lots owned by the developer

- The Board discussed a letter written to the Board from the HOA attorney in regards to non-payment of dues on the vacant lots in Castle Valley Ranch. Pat agreed to write a draft letter to the developer outlining what the Board's requests.

#### 2010 Budget

- The Board discussed the proposed 2010 budget. It was noted that the budget does not increase the dues for 2010. A motion was made to adopt the budget. The motion was seconded and approved unanimously.

#### 2009 Annual Meeting Date

- The Board discussed the date of the 2009 Annual Meeting. The Board expects to have the meeting sometime between December 1, 2009 and December 18, 2009. The Board will consult their schedules and make the decision in the near future.

#### Owner Concerns

- One owner was present to discuss an issue with their next door neighbor and the placement of a fence which was approved by the Architectural Control Committee. The Board agreed to contact the ACC consultant, Dana Yerian from Daybreak Construction, in regards to his opinion and then communicate those findings with the owner. Crystal Property agreed to email the Board the original approval letter as well.

With no further business, the meeting was adjourned at 7:45pm.

Respectfully,

Justin Windholz