

CASTLE VALLEY RANCH HOA  
Board of Directors Meeting  
February 25, 2002 – 7:30 p.m.

The Board of Directors meeting was called to order by Joel Parker on February 25, 2002 at 7:30 p.m. The meeting was held at the Community Center in New Castle, Colo.

Present were:

Joel Parker - Board  
Lee Perkins  
Pat Tucker  
Greg Russi  
Ian Exelbert

Alice Peterson – Board  
Sarah Fagan  
Joyce Allbaugh  
Miranda Watson  
Terri Knob – CPM

1. Board Member Position: Four people were invited to the Board meeting who were interested in the vacant Board position. (Joyce Allbaugh, Miranda Watson, Greg Russi, and Ian Exelbert) Joel Parker and Ginny Saliman asked questions of each nominee. Joel Parker then gave a brief history of Castle Valley Ranch. A decision will be reached by the Board before the next Board meeting in March.

The Board does want to thank these volunteers and encouraged them to get involved in the Advisory Committees.

2. Landscaping/Maintenance Issues: The Master Plan was adopted by the Town of New Castle whereby the Town of New Castle will contribute 98 percent of the cost to maintain the common areas of Castle Valley Ranch. Castle Valley Ranch Homeowner Association will only contribute 2 percent towards the upkeep. This is the main reason that the dues went from \$200 a year to the current \$80.00 per year assessments.
3. Mailings: Ginny Saliman asked when and how often mailings would be sent out so that the Advisory Committee could include a newsletter in the next mail out. Joel stated that mailings would either go out quarterly or semi-annually. Monthly mail outs would be discouraged because of the cost and labor involved.

4. Covenant/Violation Issues: A flow chart was presented to the Advisory Committee regarding handling of violations pertaining to the covenants. The Advisory Committee will review this flow chart and get back to the Board with comments at the next Board meeting.
5. Covenant Violations Pertaining to Boats, RV's, Etc.: There was discussion regarding boats, RV's, etc. that are being parked in driveways in violation of the covenants. The Board and Advisory Committee will be working on solutions to this problem.
6. Clean Up Day: The Advisory Committee would like to set up a future clean up day for Castle Valley Ranch. They will submit a plan at the next Board meeting.
7. Board Meeting: The next Board meeting will be on March 25, 2002 at the Community Center. Please call Terri at Crystal Property to confirm the time (945-7266).