

631 Ensong

CASTLE VALLEY RANCH HOA  
Board of Directors Meeting  
April 29, 2002 – 7:30 p.m.

The Board of Directors meeting was called to order by Joel Parker on April 29, 2002 at 7:30 p.m. The meeting was held at the Community Center in New Castle, Colo.

Present were:

Joel Parker - Board

Alice Peterson – Board

Sarah Fagan

Greg Russi

Eric Williams – Board

Lee Perkins

Ginny Saliman

Terri Knob – CPM

1. Board Member Position: The Board accepted the resignation of Board member Jim Rominger. The Board is considering Jan Over who is employed by Cobblestone Neighborhoods. Joel and Greg will meet with Jan within the next couple of weeks and then a vote will be held to offer her a position on the Board at the next Board meeting.
2. Covenant Violations: Greg submitted a draft "Covenant Enforcement Code" that outlined the flow chart. This will be reviewed by the Board and further discussion will occur at the next Board meeting. However, in the Section 3. "Guidelines for distinction between Minor and Major Probable Violations of the Covenants" it was moved and seconded to approve this portion of the draft. This Section states:

The manager shall use the following Guidelines in order to determine whether the facts asserted in a complaint, if true, describe a minor or major violation of the Covenants.

- A) How many people does the alleged violation affect?
- B) How many complaints have been received about the alleged violation?
- C) Does the alleged violation affect public health, safety or welfare?
- D) What is the magnitude (i.e. size, volume, frequency) of the alleged violation?
- E) Is the perceived violation also a violation of a Town of New Castle ordinance? (If so, it tends toward being "major"); and