

CASTLE VALLEY RANCH HOA  
Board of Directors Meeting  
August 26, 2003 – 6:30 p.m.

The Board of Directors meeting was called to order by Joel Parker on August 26, 2003 at 6:30 p.m. The meeting was held at the St. John's Episcopal Church in New Castle, Colo.

Present were:

Joel Parker - Board  
Alice Peterson – Board  
Terri Knob – CPM

Greg Russi – Board  
Braden Peters - Board

1. Discuss Violation of Covenants: The Board had received a complaint that covenants were being violated with regard to an owner not maintaining the outside of their home. Attempts were made to communicate with this party to no avail.

Therefore, Joel, Alice and Terri met with Attorney Barbara Kozelka to discuss a plan of action. Ms. Kozelka presented a "Notice of Proposed Fines & Remedial Action For Violation of Protective Covenants" to be presented to the Board and she advised voting on some type of fine structure.

Greg made a motion that the Board has the authority to assess fines against noncompliant homeowners, after Notice of Findings are made. For a minor violation the HOA Board may assess fines of up to \$25.00 per day against a homeowner in violation of a covenant, beginning on the date of the HOA Board's Notice of Findings and ending the date the covenant violations are fully remedied. For a major violation, the HOA Board may assess fines up to \$50.00 per day against a homeowner in violation of a covenant, beginning on the date of the HOA Board's notice of Findings and ending the date the covenant violations are fully remedied.

Assessments of fines, including the character of the violation (i.e., major or minor), the amount of fines, and the number of days the homeowner is out of compliance (if any) are entirely within the direction of the Board, following notice and hearing. The Board may not assess more than one fine per day against a homeowner for being in violation of the Covenants. Joel seconded this motion. Motion was approved unanimously.

2. Trails: The Board approved incurring the cost of mailing out the flyer for the Roaring Fork Outdoor Volunteers. Cobblestone Neighborhoods agreed to fund the cost of a gate in the amount of \$1500.00.
3. Board Meeting: The next Board meeting will be October 28, 2003 6:30 p.m.

With no further agenda items, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Terri Knob

## Remedies

The Board has the authority to assess fines against noncompliant homeowners, after Notice of Findings are made. For a minor violation the HOA Board may assess fines of up to \$25<sup>00</sup> per day against a homeowner in violation of a covenant, beginning on the date of the HOA Board's Notice of Findings and ending the date the covenant violations are fully remedied.

For a major violation, the HOA Board may assess fines of up to \$50<sup>00</sup> per day against a homeowner in violation of a covenant, beginning on the date of the HOA Board's Notice of Findings and ending the date the covenant violations are fully remedied.

Assessments of fines, including the character of the violation (i.e., major or minor), the amount of fines, and the number of days the home owner is out of compliance, (if any), are entirely within the discretion of the →

Board, following notice and hearing.

The Board may not assess more than  
one fine per day against a homeowner  
for being in violation of the Covenants.

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