

CASTLE VALLEY RANCH HOA
Board of Directors Meeting
October 28, 2003 – 6:30 p.m.

The Board of Directors meeting was called to order by Joel Parker on October 28, 2003 at 6:30 p.m. Due to the church being locked, the meeting was held at Elk Creek Mining Co. Restaurant in New Castle, Colo.

Present were:

Joel Parker - Board
Greg Russi - Board

Alice Peterson – Board
Terri Knob – CPM

1. Discuss Delinquent Assessment: It was decided to send out letters to owners who have not paid anything giving them until December 15th to set up a payment plan, otherwise their accounts would be turned over for collections. A letter will also go out to owners who have not paid their 2003 dues of \$45.00 asking for payment by December 15th or a late charge of \$20.00 would be added.
2. Annual Meeting: Joel is working on the budget, electing the 2004 Board of Directors and agenda. These will be mailed out within the next couple of weeks. Owners can attend the annual meeting or vote on the budget by proxy.
3. Complaints: One owner has complied with 80 percent of what the Board has asked for regarding their outside maintenance. The Board will work on getting total compliance. Another complaint was received regarding lack of maintaining the outside of a neighbor's yard. However, the Board was notified that this particular owner has filed bankruptcy. Terri contacted the homeowner association attorney and nothing can be done until the bankruptcy is complete and a new owner has purchased the property.

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