

## CASTLE VALLEY RANCH HOA

P.O. Box 1131  
Glenwood Springs, CO 81602  
(970) 945-7266

Board of Directors Meeting  
October 25, 2004 – 6:30 p.m.

The Board of Directors meeting was called to order by Joel Parker on October 25, 2004, at 6:30 p.m. The meeting was held at the St. John's Episcopal Church in New Castle, CO.

Present were:

Board

Joel Parker  
Eric Williams

Greg Russi  
Ginny Salimen

Others Present:

Rick Davis  
Tim McNulty/Mary Haflinger  
Sarah Fagan/Lee Perkins

Terri Knob, CPM  
Pat Tucker  
Jerry Butler

1. 2005 Budget: The Board discussed the proposed 2005 Budget. The Board approved the Budget and asked that it be sent out to the general membership for review. The Budget will be voted on at the December annual meeting.
2. Board of Directors: Joel will be resigning from the Board after the December Annual Meeting. The Board expressed their appreciation for all his hard work. The following names were proposed for the 2005 Board of Directors:  

Rick Davis	Greg Russi
Ginny Salimen	Eric Williams
Pat Tucker	
3. Covenant Complaints: The Board was presented with several covenant complaints. [Please note that the Board only responds to complaints from an individual owner. The Board does not do drive throughs at the property site] After reviewing each complaint, the

Board requested Terri to send out letters to all owners who are violating the covenants giving them a copy of the Declarations highlighting the pertinent section and requesting that the issue be addressed by the owner. These letters will go out within the next week.

4. Delinquent Accounts: Joel, Terri, Rick, and Barbara Kozelka (HOA Attorney) will be meeting with an owner on Tuesday, October 26, 2004, to discuss a delinquent account.

With no further issues, the meeting was adjourned.

Respectfully submitted,

Terri Knob