

CASTLE VALLEY RANCH (CVR) HOA

P.O. Box 1131

Glenwood Springs, CO 81602

(970) 945-7266

Regular Board Meeting

April 24, 2006 – 6:00 p.m.

The Regular Board Meeting was called to order by Rick Davis on April 24, 2006, at 6:00 p.m. The meeting was held at the St. John's Episcopal Church in New Castle, CO.

Present were:

Board:	Rick Davis-Board	Eric Williams-Board
	Pat Tucker – Board	
Others Present:	Terri Knob, CPM	

Violation Letters: Four homeowners were present regarding covenant violations.

One homeowner asked that their trailer be allowed to remain in the driveway. After some discussion, the Board agreed to speak with the homeowner association attorney, Barbara Kozelka, to get her opinion on making an exception for this homeowner. Rick agreed to contact Ms. Kozelka.

Three homeowners asked for assistance from the Board in dealing with dog issues. Rick suggested they contact the Town of New Castle and the City Council members first. If they still need help, the Board would encourage them to come back to the Board and the Board will then explore additional options.

Financials: The financials were reviewed and approved with no corrections.

Fidelity Insurance: Terri was asked to contact her business insurance company to see if a dishonesty policy could be purchased or added to her policy. Her insurance agent said this policy would only cover the employees of Crystal Property and not the homeowner association. Because two members were absent from tonight's meeting, Rick suggested that this item be tabled for the May meeting and discussed more thoroughly. This suggestion was approved by all Board members present.

Delinquent Accounts: The HOA attorney, Ms. Kozelka, was asked to send a collection letter to a homeowner. Ms. Kozelka advised the Board that she has a conflict of interest with this particular homeowner. She asked that the Board turn this matter over to another attorney to pursue this collection. Terri spoke with Mark at Leavenworth and Karp, however, one of their clients is the Town of New Castle. Rick suggested that other attorneys be explored. Terri will contact Ms. Kozelka for suggestions and the Board will also pursue other possibilities. This issue will be discussed further at the May Board meeting.

Architectural Review: Rick has reviewed 24 submittals so far this year.

Web Site Proposals: Terri obtained two proposals. Rick will contact both firms and obtain additional information. Rick will also ask Ginny if she would like to be involved in working with a web site company. This will also be added to the May Board meeting.

Board Dates:

The meeting dates are as follows: 5/22, 6/26, 7/31 and 8/28 – 6 p.m. at St. John's Episcopal Church, 1st & Main, New Castle, CO.

With no further issues, the meeting was adjourned.

Respectfully submitted,

Terri Knob