

Castle Valley Ranch PUD  
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2013 Annual Meeting  
Held at New Castle Public Library  
402 W Main St  
New Castle, CO 81647

Present: Aaron Atkinson – Board of Directors  
Dave Schroeder – Board of Directors  
Complete owner list on file including proxies and absentee ballots

Others: Justin Windholz – Crystal Property Management

The 2013 Annual Meeting for Castle Valley Ranch PUD Homeowners Association was held at the New Castle Public Library (402 W Main St, New Castle, CO 81647) on January 2, 2014. The meeting was called to order at 6:00 pm. A quorum was established.

- 2013 Financial Reports/ 2014 Budget
  - Justin Windholz explained the 2013 financial reports and answered questions concerning the reports.
  - The Board had previously adopted the 2014 budget. The annual dues will remain at \$70 this year.
- Election of Two Homeowner Representatives
  - Several owners volunteered to serve on the Board in 2014 and an election was held. The results of the election were in favor of Dave Schroeder and Brad Gates.
- Homeowner Concerns
  - The Board discussed several projects that they will undertake in 2014 including a redesign of the CVR Website, creating a Facebook page for increased owner communication and on-line payment capability.
  - Several owners had concerns about the snow removal in the community. It was explained that the Town of New Castle plows the roads and that the sidewalks are up to each homeowner to take care of. Owners suggested the Board research costs of having the snow removed as part of the HOA. The Board agreed to gather prices and research the project.
  - Owners request that a doggie bag station be installed at several areas in the community so that dog waste is picked up better. The Board agreed to proceed with the project.
  - The Board agreed to have increased meetings in 2014. The Board will meet each month on a date to be determined and the meeting schedule will be posted on-line and mailed to all owners.

- One owner had concerns about covenant violations in backyards. It was explained that covenant violations have only been enforced from the street view. The Board agreed to review this policy in 2014.
- The Board discussed the beautification process in 2013 and the projects they accomplished. Ideas were noted for the beautification committee in 2014 and volunteers were asked to provide their contact info. Beautification Committee meetings will be held in addition to the Board meetings.
- Owners requested that the property management services and contract be re-bid. The Board agreed to coordinate the project and include interested owners in the process.

With no further business the meeting was adjourned at 7:45 pm

Respectfully,

Justin Windholz