

Castle Valley Ranch PUD
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February 21, 2011 Board of Directors Meeting
Held at The River Center
126 N 4th St
New Castle, CO 81647

Present: Vickie Priest- Board of Directors Dave Schroeder – Board of Directors
Aaron Atkinson – Board of Directors
Mandy Atkinson – Board of Directors
Troy Atkinson – Board of Directors

Others: Justin Windholz – Crystal Property Management

A Board of Directors meeting was held on February 21, 2011 at 126 N 4th St in New Castle, CO 81647 at 5:00pm. The meeting was called to order at 5:02 pm. A quorum of the Board was established.

- Current Financial Reports
 - The Board reviewed and discussed the current financial reports for the Association. After review a motion was made to approve the reports. The motion was seconded and approved unanimously.
 - Vickie Priest inquired as to if the Association had ever undergone an audit. Justin Windholz advised that it had not. Vickie proposed that an audit be done in 2011. Vickie also gave names of local auditors who might be able to help. The other Board members agreed that the project should be done. Justin Windholz agreed to coordinate the project.
- Previous Meeting Minutes
 - The Board reviewed the 2010 Annual Meeting Minutes. The minutes won't be officially approved until the next meeting. However, it was agreed that there were no corrections that needed to be made and that they could be posted on the Associations website.
- Old Business
 - The Board discussed HOA violations in the community. Justin Windholz explained the current violation notification and fine procedure. After discussion it was agreed that there is too much time between an initial offense and when a homeowner receives a fine if they fail to cure the violation. It was agreed that the procedure needed to be modified so that a warning note is placed at the residence advising of the violation along with a time to correct it, a copy of that notice would then be mailed to the address on file via certified mail. If by the next inspection, the violation had not been cured, the owner would receive fines. It was also agreed that

daily fines needed to be implemented for repeat violations. Crystal Property agreed to modify the Association documents to reflect these changes.

- Dave Schroeder advised that he had conversations with the Town in regards to the maintenance of the detention pond near Castle Valley Blvd and Wildhorse. It remained unclear whose responsibility the maintenance of the pond belonged to but Dave agreed to talk with the Town again, Justin Windholz advised that he would seek bids on what it would cost to maintain the structure so the Board could consider those costs in future discussions.
- The Board discussed the issue of fence maintenance specifically for the fences which run along Castle Valley Blvd. After discussion, the Board asked Crystal Property to obtain bids for the repair and maintenance as well as a new standard fence which would run along the common area.
- New Business
 - Vickie Priest suggested that the Board consider implementing a procedure where RV, camper and boat owners could receive a temporary permit which would allow them to load and unload their vehicles without receiving notice from the HOA. The Board agreed with Vickie's idea. Crystal Property agreed to compose a newsletter explaining this as well as the process of how it will work.
 - The Board discussed coordinating a neighborhood clean-up day where residents would be supplied with trash bags and can help clean up the common areas of the community. It was suggested that this try to be done in conjunction with the annual town clean-up day. The Board agreed that this should be announced in a newsletter to all residents.

With no further business the meeting was adjourned at 5:40 pm.

Respectfully,

Justin Windholz