

Castle Valley Ranch PUD
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Board of Directors Meeting

Present: Pat Tucker- Board of Directors Dave Schroeder – Board of Directors
Justin Windholz – Crystal Property Management

A Board of Directors Meeting of the Castle Valley Ranch PUD Homeowners Association was held at St. Johns Church on 1st and Main in New Castle, CO on March 29, 2010. The meeting was called to order at 6:05pm by Pat Tucker. A quorum of the Board was established.

- Current Financials
 - The Board reviewed the current financial reports. A motion was made to approve the financials. The motion was seconded and passed unanimously.
 - Dave requested that Crystal Property review the collection policy and late fees to ensure that they are in compliance with all customary collection practices.
- Previous Meeting Minutes
 - The Board reviewed the minutes from January 25, 2010 Board Meeting. A motion was made to approve the meetings. The motion was seconded and approved unanimously.
- Old Business
 - Justin Windholz reported that the solar lights at the mailboxes were repaired and are working.
 - Dave Schroeder advised that the Town of New Castle does not have the funds necessary to concrete the parking islands. This issue will be revisited next year.
 - Pat Tucker advised that he attended a recent Town Council Meeting in which the new development was discussed. Pat said that a representative of GMAC bank was present at that meeting and asked for an extension to develop phases 10 and 11 stating that they may have found a buyer/ developer who could complete the project but that in order for the transaction to occur that an extension needed to be granted. At that meeting the Town Council did not grant the extension. Therefore the status of any new development is still uncertain.
 - Justin Windholz advised that Crystal Property did an inspection of the neighborhood to identify all fences which are in need of maintenance. The Board discussed the issue and directed Crystal Property to send a notice to all those owners asking that they address any maintenance needs that their fences may have. The Board also asked that Crystal Property contact the

Town of New Castle to discuss possibly maintaining their irrigation system so that the sprinkler heads aren't spraying resident's fences causing additional wear.

- New Business
 - Justin Windholz presented an ACC submittal for a fence on Mt. Yale Ct. After review, the Board approved the submittal. Crystal Property will send a letter to the owner advising them of the decision. The Board also asked that the ACC representative, Dana Yerian, review the project after it is complete to ensure it was done according to plan and is acceptable.
 - The Board asked Crystal Property to contact the attorney of Castle Valley Ranch, Charlie Willman, for an opinion letter about the time frames that Village Homes, the declarant, has before their declarant rights are relinquished due to non-sale/ non-building of their homes/land.
 - Pat Tucker discussed the mailbox enclosures in the neighborhood and who was responsible for their maintenance. There were specific concerns about the ice build-up in front of the mailbox enclosure at the Alder Lane mailbox center. Crystal Property agreed to contact the Town of New Castle to discuss the issue.
- Owner Concerns
 - Dave Schroeder advised that he is going to talk with the Town of New Castle about re-routing the entrance to the trail which runs behind Silverhorn Dr.
 - Dave Schroeder asked Crystal Property to re-post a notification concerning idling cars at the mailboxes.

With no further business the meeting was adjourned at 7:15pm.

Respectfully,

Justin Windholz