

CASTLE VALLEY RANCH (CVR) HOA
P.O. Box 1131
Glenwood Springs, CO 81602
(970) 945-7266
Regular Board Meeting
July 27, 2009 – 6:00 p.m.

The Regular Board Meeting was called to order by Pat Tucker on July 27, 2009, at 6:00 p.m. The meeting was held at the Town of New Castle Council Chambers, 450 Main Street, in New Castle, CO. A quorum of the Board was established.

PRESENT:

Board Pat Tucker Dave Schroeder

OTHERS PRESENT:

- Terri Knob, Crystal Property Mgmt Co.

HOMEOWNER CONCERNS

- No homeowner concerns.

FINANCIALS

- The June 30, 2009 financials were reviewed, discussed and approved with no corrections.
- The Budget vs. Actual spreadsheet had a correction in the insurance section. This revision will be changed on August spread sheet.

MINUTES

- The minutes from the May 26, 2009 Board meeting were previously reviewed via e-mail and officially approved with no corrections.

WEB SITE UPGRADE

- The web site upgrades have been completed.
- Pat wants to add additional information under the covenants section about commonly misunderstood items. Pat agreed to start an outline, e-mail to Crystal Property and have Crystal Property prepare a draft.

INFORMATION BOARDS

- Pat inquired about the status of the info Board on Lupine that was requested at the last meeting. The info board has been ordered. Terri will check with the company to find out when the info board will be delivered.

PARKING ISLANDS

- The Board and the Town have been discussing the current and long term maintenance of the 5 street islands located on El Diente, Red Cloud Ct., Sunshine Ct., Crestone Way and Castle Court. The Board will be making a proposal to the Town addressing this, which if accepted, will lower the HOA's short term costs and the Town's long term costs.

REVIEW COLLECTION POLICY AND PROCEDURES

- The homeowner association attorney made a recommendation to the Board to change the policy and procedures to begin charging a late fee commencing the 1st day of the month following the due date.

- After reviewing Mr. Willman's opinion, the Board will keep the current Collection Policy and Procedures.

ADOPT NEW HOMES REVISION FOR DESIGN REVIEW

- All design review applications for new homes were previously reviewed and approved through the Declarant. These duties have been given to the current Board.
- The Board, via e-mail, adopted new home design review guidelines and fees.
- These new policies have been posted on the web site.

With no further issues, the meeting was adjourned at 7:15 p.m. The next Board meeting will be September 28, 2009, 6 p.m.

Respectfully submitted,

Terri Knob