

Castle Valley Ranch PUD
1512 Grand Ave #109
Glenwood Springs, CO 81601
970-945-7266
www.castlevallयरanch.net

2010 Annual Meeting
Held at Kathryn Senior Middle School
101 Alder Ave
New Castle, CO 81647

Present: Pat Tucker- Board of Directors Dave Schroeder – Board of Directors
Complete owner list on file including proxies and absentee ballots

Others: Aaron Atkinson – CVR Investors
Justin Windholz – Crystal Property Management
Sarah Windholz – Crystal Property Management
Charles Willman P.C.

The 2010 Annual Meeting for Castle Valley Ranch PUD Homeowners Association was held at Kathryn Senior Middle School (1st and Main, New Castle, CO 81647) on December 15, 2010. The meeting was called to order at 6:10 pm. A quorum was established.

- Ratify 2011 Budget
 - Pat Tucker reviewed the 2011 Budget. Pat explained that there were several changes to the 2011 budget from previous years but that the annual dues would remain the same and would not be increasing.
 - The Board had previously adopted the 2011 budget and as there were not 67% of owners present to reject the budget, it was ratified.
- Election of Two Homeowner Representatives
 - Aaron Atkinson was present via teleconference and he introduced himself as the owner and developer in Castle Valley Ranch. Charles Willman explained that Aaron Atkinson now has declarant control of the Board. There were four homeowner candidates for two homeowner positions. After a vote, the majority of ballots were in favor of Dave Schroeder and Vickie Priest.
- Homeowner Concerns
 - One owner had concerns about the upkeep and maintenance of the fences that line the neighborhood especially along Castle Valley Blvd. It was explained that the Board had reviewed the issue in 2010 but it wasn't clear as to whether or not the issue could be enforced. It was agreed that the issue would be reviewed in the future.
 - One owner had questions on the contract between the Board and Crystal Property Management. The owner was referred to

www.castlevalleyranch.net for an explanation of the job duties the Crystal Property Management performs.

- One owner asked about the ownership and maintenance of trees in several areas. It was explained that if the trees were in front of a home that they needed to be maintained by that owner. If the tree was in front of open space that they are typically maintained by the Town of New Castle. The Board agreed that as a part of 2011 violations that tree maintenance (dead tree replacement and tree trimming) would be enforced as part of the covenant violations.
- One owner suggested that the Board have a neighborhood clean-up day in 2011. The Board agreed to review the request in 2011.
- One owner advised the Board that there are several lights not working around the community. It was explained that the lights are believed to be the responsibility of the Town of New Castle.
- One owner asked the Board to review the placement of addresses on homes. The concern is that emergency and service vehicles have a difficult time locating homes when it is dark outside. The Board agreed to discuss the issue in 2011.

With no further business the meeting was adjourned at 7:07 pm.

Respectfully,

Justin Windholz