

Castle Valley Ranch HOA  
1512 Grand Ave., Suite 109  
Glenwood Springs, CO 81601  
(970) 945-7266

Board Meeting  
May 24, 2010 - 6:00pm

Present:

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 on May 24, 2010 at 6:00 p.m. at the St John's Church in New Castle, CO located at 1<sup>st</sup> and Main St. in New Castle, CO 81647. The meeting was called to order at 6:00pm. There was not a quorum established.

Previous Minutes:

- Because there was not a quorum established, the minutes were not approved.

Current Financials:

- Because there was not a quorum established, the financials were not approved.

Owner Concerns:

- One owner had sent correspondence to the Board asking that the Board enforce violations for lots and yards with weeds. This has been the policy of the Board and will continue to be for the upcoming year.

Old Business:

- Justin Windholz explained that although there have been rumors that the remaining land which Village Homes owned there has been no official notification provided to the Board or Crystal Property Management.
- Justin Windholz explained that letters had been sent out to owners whose fences are in need of stain/ maintenance. This will be followed up on in the future.

New Business:

- Justin Windholz advised that several of the mailbox structures are in need of maintenance. He agreed to contact the Town of New Castle to try and determine if this was the responsibility of the Association or the Town of New Castle. He will also get more details on the snow removal for the upcoming year for the area in front of the mailboxes.
- Dave Schroeder advised that he would like to propose a rule for the Association that vehicles will not be allowed to idle in front of the mailboxes. Justin Windholz explained it would be difficult to enforce this rule. Dave advised he would have additional information for the next meeting.

Respectfully,

Justin Windholz