

CASTLE VALLEY RANCH (CVR) HOA
P.O. Box 1131
Glenwood Springs, CO 81602
(970) 945-7266

ANNUAL MEETING
December 5, 2007 – 6:00 p.m.

Kathryn Senor Elementary School
101 Alder Avenue
New Castle, CO 81647

The Annual Meeting of the Castle Valley Ranch Homeowner Association was called to order by Pat Tucker, Chairperson, on December 5, 2007, at 6:00 p.m. The meeting was held at the Kathryn Senor Elementary School, 101 Alder Avenue, New Castle, CO 81647.

Board Members Present:

Ginny McKinney	Pat Tucker
Steve Craven	Roger Shimono

A complete list of those attending is on file at the office of Crystal Property at the above address.

Proxies: 21 proxies (on file in CPM office)

Roll Call: Pat Tucker called the meeting to order at 6:00 p.m.

Proxies: Ballots/proxies were inspected. Two of the ballots were discounted because the owners are not members of the association.

Financials: The October 31, 2007 profit/loss statements were distributed along with the November 30, 2007 balance sheet.

2008 Budget: The Budget was reviewed and discussed. The Board had previously adopted the budget at their October 17, 2007 Board meeting. There were two no votes cast by the membership.

Election of Board Members: Ballots were distributed and counted for the two positions available on the Board. Ginny McKinney and Pat Tucker were voted to be representatives on the 2008 Board of Directors. The following are the four Board members for 2008.

Ginny McKinney	Pat Tucker
Steve Craven	Roger Shimono

The open seat on the Board will be appointed by the Declarant in accordance with CC&R's.

Board Meetings: The Board will schedule a Board meeting after the first of the year. A calendar is included with these minutes. The calendar and agenda will be posted on the web site (castlevalleyranch.net).

Concerns From The Floor:

Fence Repair: A homeowner asked if any fences in the Castle Valley Development belong to the homeowner association and whether they are maintained by the homeowner association. The Board indicated that all fences are the responsibility of each homeowner. If a fence was installed by the Developer on an owner's property line (for screening/safety reasons) the fence was deeded over to this property owner to maintain. The homeowner association does not maintain any fences in the subdivision.

Snow Removal: The membership asked if the snow can be removed from the mailbox area. The Board will investigate this concern.

Lights at Mailboxes: The membership asked if the Board would consider adding lights to the mailboxes. This will be discussed at the next Board meeting.

Landscaping Concerns: Castle Valley Ranch has entered into a 10 year agreement with the Town of New Castle at a cost of \$7300 per year for the Town of New Castle to maintain the common areas inside Castle Valley Ranch. The Board will continue to meet with the Town of New Castle and address landscaping concerns for any substandard work being performed by the Town. There was some discussion about hiring a private contractor but it was pointed out by

the Board, it would cost significantly more to do so. Those who attended this meeting were encouraged to attend a City Council meeting to address concerns directly with Town of New Castle.

Covers over Mailboxes at South Wild Horse: An owner requested that Roger check into whether there will be a cover over the mailbox at South Wild Horse. Roger will check into this.

Dog Waste/Dogs Running Loose: The membership expressed concerns regarding dog waste throughout the complex, (including the trails) and also a concern with owners allowing their dogs to run loose. Since this is a town issue, the Board recommends that concerned owners attend the next City Council Meeting and ask that the Town address their concerns.

All the above issues will be added to the agenda for the next Board meeting.

With no further business, the meeting was adjourned.

Respectfully submitted,

Terri Knob