

CASTLE VALLEY RANCH (CVR) HOA  
P.O. Box 1131  
Glenwood Springs, CO 81602  
(970) 945-7266  
Regular Board Meeting  
February 27, 2006 – 6:00 p.m.

The Regular Board Meeting was called to order by Rick Davis on February 27, 2006, at 6:00 p.m. The meeting was held at the St. John's Episcopal Church in New Castle, CO.

Present were:

Board:	Rick Davis	Ginny Saliman	Eric Williams
	Earl McKerrihan		
Others Present:	Terri Knob, CPM		
	Rick/Starla Haynes		

**Landscaping:** Rick negotiated a deal with the Town of New Castle to take over the landscape maintenance, electric bills and sprinkler maintenance at a cost of \$8000 per year. A motion was made to proceed with a one year contract. This motion was seconded and passed. Rick will contact the Town of New Castle and e-mail a copy of the contract to all Board members for final approval.

**Insurance:** After reviewing the insurance policy proposed by Neil-Garing Insurance Agency, a motion was made to decline further insurance coverage at this time. This motion was seconded and passed. The only insurance that will continue will be the Board and Officers insurance. In the event the Board sanctions a special function, a one day insurance policy will be purchased.

**CD (Covenants):** Land Title is now distributing CD's at time of closing which contains the covenants. A bid was obtained from Mountain Microfilm at a cost of \$50 to scan the documents and \$10 for the CD. A motion was made to table this issue until Ginny has time to pursue setting up a web site for the homeowner association at which time the covenants would be added to the web site.

**Violations:** Violation letters were sent out regarding trailers/snowmobile/bob cat being parked in owners' driveways. The Board requested that another letter be sent out stating that the owners have until March 15th to remove these items or screen them from view. The owners will be asked to attend the next Board meeting if they would like to discuss this matter further.

**Delinquent Accounts:** Several accounts were approved to be forwarded to the HOA attorney for collection and a lien be placed upon the owner's property if payment is not forthcoming.

**Architectural Review:** Rick handed out Architectural Control Committee Review Requirement Procedures and the historical formation of the ACC. He went over the steps taken when a request for an addition or alteration is received from an owner. Rick will be handing over these job duties to the Board by August 2006. If anyone in the complex would like to be on this committee, please contact a Board member or Crystal Property (945-7266) for further information.

**Resolution Form:** Crystal Property submitted a resolution form that gives Crystal Property the right to charge \$25 to sellers and not the homeowner association for the reproduction of homeowner's association documents to cover office expenses. These documents include covenants, budgets, financials and meeting minutes. This request was approved.

**Bank Signatures:** The Board asked that the bank (Alpine Bank) be contacted and a request for two signers be implemented versus one.

Board Positions: There will be two new board positions available in August. If you are interested, the Board suggests that you try to attend the below listed Board meetings.

Board Dates:

The meeting dates will be posted at the Alder mail boxes. The meeting dates are as follows: 3/27, 4/24, 5/22, 6/26, 7/31 and 8/28 – 6 p.m. at St. John's Episcopal Church, 1st & Main, New Castle, CO.

With no further issues, the meeting was adjourned.

Respectfully submitted,

Terri Knob