

Castle Valley Ranch PUD Homeowners Association
1512 Grand Ave #109
Glenwood Springs, CO 81601
970-945-7266

Board of Directors Meeting
February 27, 2007 – 3:00 p.m.

Held at CPM Office (1512 Grand Ave #109)
Glenwood Springs, CO 81601

Present:	Steve Craven- BOD	Roger Shimono- BOD
	Ginny Saliman- BOD	Pat Tucker- BOD
	Justin Windholz- CPM	Terri Knob- CPM
	Dan Cokley	

A Board of Directors meeting for Castle Valley Ranch PUD Homeowners Association was held at CPM's office (1512 Grand Ave #109 Glenwood Springs, CO 81601) on February 27, 2007. The meeting was called to order at 3:10pm

The owner of 647 Wild Horse was present to discuss his architectural review request. The Board advised him that the drawings are substantially different than what he is requesting. The Board advised him to rework his drawings and also to provide paint chips, and roof material samples. The Board also had concerns about the drainage from his lot into the neighbor's lot. After some discussion the Board agreed that the drainage will be sufficient. The owner agreed to get the requested materials and make the requested changes and resubmit those changes to CPM.

The contract for Brad Jordan was reviewed and signed by the Board.

The ACC packet was discussed. Steve and Ginny are still working on getting it completed. They expect to have it done within the next few days.

The HOA insurance was reviewed. The Board had concerns about what the coverage was and if it is adequate. CPM agreed to forward copies of the policy to the Board for them to review.

The Association's current bylaws were reviewed. Steve thought the ByLaws were amended at a 2001 Board meeting. Steve will speak with Eric and review the minutes to make a determination if the ByLaws were amended.

Steve agreed to contact the town of New Castle in regards to plat maps. Plat maps are needed for Brad Jordan when he reviews ACC requests.

The lawn care contract with the town of New Castle was discussed. Steve Rippey was to send an updated letter to CVR Board on the landscape maintenance prices. CPM will also forward a copy of the existing contract to the Board.

The Board has currently been meeting every Tuesday afternoon (3-5 p.m.). The purpose of these meetings have been to fulfill state statute requirements for both Architectural Control procedures and Covenant Violation procedures. The Board will once again schedule evening meetings beginning May 2007.

Colorado statutes SB100/89 were discussed. CPM has procedures that were composed for another association. The Board would like to review those and make modifications if needed and adopt procedures as quickly as possible.

The association's financials were reviewed. CPM made a suggestion to put the existing savings account into a higher yield money market account. The Board had concerns about the safety of that type of account and the potential loss of value involved with a non FDIC insured financial product. CPM agreed to research various financial accounts for the Board.

The Board agreed to meet next Tuesday, March 6, 2007 at the Castle Valley Ranch skate park so that the Board could tour the neighborhood and identify covenant violations.

With no further business the meeting was adjourned at 4:40pm

Respectfully,

Justin Windholz