

CASTLE VALLEY RANCH (CVR) HOA

P.O. Box 1131

Glenwood Springs, CO 81602

(970) 945-7266

Regular Board Meeting

January 26, 2009 – 6:00 p.m.

The Regular Board Meeting was called to order by Pat Tucker on January 26, 2009, at 6:00 p.m. The meeting was held at the St. John's Episcopal Church in New Castle, CO. A quorum of the Board was not established

PRESENT:

Board Pat Tucker Dave Schroeder

OTHERS PRESENT:

- A list of those attending the meeting can be obtained at the office of Crystal Property.

FINANCIALS

- The December 31, 2008 financials were reviewed, discussed and approved with no corrections.

MINUTES

- The minutes from the December 1, 2008 Annual meeting were reviewed and officially approved with no corrections.

BOARD CALENDAR FOR 2009

- Dave and Pat have tentatively scheduled the last Monday of every other month (beginning in March) for Board meetings. As soon as the other members of the Board have agreed to this calendar, it will be posted on the web site and in the information boards.

LIGHTING AND SNOW REMOVAL AT MAIL BOXES

- The Board did authorize Crystal Property to hire a vendor to make sure the mail boxes are kept free of snow and ice.
- The solar lighting is not working as well as the Board had hoped, but at this time the Board is not willing to put any extra money into lighting at the mail boxes.

WEB SITE UPGRADE

- Elyse Hutchinson gave a presentation of upgrading the web site.
- Dave asked that the Board have a work session to discuss the web site before a decision is made on any upgrades.

RETENTION POND/PARK ISSUES

- These two issues have been tabled until a quorum of the Board is established.

HOMEOWNER CONCERNS

- Homeowners from the Townhomes (Castle Valley Ranch Townhomes) expressed concern regarding liens being placed on their property.
- The Board indicated that when they receive an update from Village Homes regarding their financial status, this information will be shared with these homeowners.
- A homeowner expressed concerns regarding a homeowner who has tenants residing above their garage at 14 Buckskin. The Board and Crystal Property will investigate this matter further.
- A homeowner met with the Board and asked for a reduction in fees. The Board made her an offer and she did pay the remaining balance in full.

- Homeowners again asked Pat and Dave to discuss with Village Homes the option of Village Homes either getting off the Board or the possibility of splitting into two homeowner associations. Pat and Dave promised to bring this up at the next work session.
- Homeowners expressed concern about the lack of attendance by the Village Homes at both tonight's meeting and at the annual meeting in December.
- A homeowner also discussed who would be reviewing design review requests. Pat stated that according to the covenants, the Declarant is the entity responsible for design review requests. This topic will be addressed with Village Homes at the next work session.

With no further issues, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Terri Knob