

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

Board of Directors Meeting
January 2, 2007 – 3:00 p.m.

A Board meeting was held on January 2nd, 2007 at 3:00 p.m. at the offices of Crystal Property Management, 1512 Grand Ave., Suite 109, Glenwood Springs, CO 81601.

Present:

Earl McKerrihan- BOD
Ginny Saliman- BOD
Steve Craven-BOD
Terri Knob- CPM

Pat Tucker- BOD
Roger Shimon- (Village Homes) BOD
Barbara Kozelka- HOA Attorney
Justin Windholz- CPM

The following issues were discussed:

The Board discussed outlining future agendas and how to communicate with Association homeowners about future Board meetings. Barbara Kozelka, the HOA attorney, suggested that the web site be utilized for disseminating information about future Board meetings, as well as summarizing ongoing Board work on development of policies and procedures required by statute. The Board received a privileged letter from Barbara Kozelka identifying assorted issues recommended for review and discussion.

The Board reviewed requirements for establishing a quorum for homeowner meetings and discussed the need to determine how many unit votes Village Homes and Steve Craven represent, as successor declarants to LDI, and how many votes LDI retains. Steve has concerns that a) the new Board at the December Annual Meeting was not established according to the covenants, and b) wants to establish who on the Board is elected by the Association members and who is designated by the Declarants.

The Board discussed the need for the successor Declarants to provide documentation as to what rights they have acquired by assignment, how their rights have been divided, and what agreements the successor Declarants have (if any) for how their collective rights will be exercised. The events at the homeowners meeting last month and the issue of how the current Board members were elected or appointed was discussed. The Board discussed LDI's actions and statements, verbally at the December homeowners meeting and in previous Board minutes, regarding appointment versus election of Board members. There was debate about what the different Board members understood as to election versus appointment, both as the result of recent actions by LDI and actions and statements in the past.

Steve Craven agreed to provide the Board with documentation showing what rights were assigned to him by LDI. Roger asked what Village Homes needed to provide and Barbara indicated to him she believed she has a copy of the instrument by which LDI assigned rights to Village Homes. It is not clear what LDI retains and Steve agreed to provide information as to that also.

The Architectural Control Committee and a review of its policies and procedures will be discussed at the next meeting.

The Board reviewed draft minutes of the homeowners annual meeting from 12/07/2006 and agreed the draft was incomplete as yet, with issues discussed at the annual meeting needing to be added. The Board will take this up again and it is Terri's understanding that Steve would like to draft a description of the points he raised at the annual meeting.

The HOA website was discussed. Barbara Kozelka expressed concern with the content of the website and will furnish the Board with recommendations to review pending such time as the Board is able to devote adequate time and attention to assuring the accuracy of the information on the website.

The issues with 19 S Painted Horse were discussed, including a report from Barbara on her telephone call with Rick Davis for additional background information about the situation. It was discussed that the Board would refer the situation to the new ACC (once seated) to review and make recommendations, which may result in a letter from the Board or ACC to the homeowner identifying issues of concern.

The Board intends to meet again on Tuesday, January 9, 2007, at the offices of Crystal Property Management.

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