

CASTLE VALLEY RANCH (CVR) HOA
P.O. Box 1131
Glenwood Springs, CO 81602
(970) 945-7266
Regular Board Meeting
July 31, 2006 – 6:00 p.m.

The Regular Board Meeting was called to order by Rick Davis on July 31, 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-Board	Eric Williams-Board
	Ginny Saliman-Board	Pat Tucker - Board

Others Present:	Terri Knob, CPM	Bobbi VanMeter
	Timothy McNulty	Mary Lou Haflinger
	Steve Craven	Lee Perkins

Financials: The June 30, 2006 financials were reviewed and approved.

Violations Letters/Delinquent Accounts: Covenant violations were reviewed and direction given to Crystal Property concerning these covenant issues.

Abandoned Vehicle: An owner received a letter regarding his vehicles not moving for extended periods of time. The Board indicated that as long as the vehicle was driveable and licensed, there was no violation.

Boat/Trailers: Some owners are under the assumption that the covenants allow 72 hours for boats/trailers/etc to be stored on the property (driveway or front of house). This is for inoperable vehicles only. There is no grace period for boats/trailers/etc. RV equipment needs to be either screened, placed in the backyard behind a fence or stored off site.
Freestanding basketball hoops: The Board is asking that all freestanding basketball hoops be placed out of sight when not in use.

Penalties: The Board discussed whether to implement penalties on covenant violations owners who are repeat offenders. Terri was asked to e-mail the Board verbiage from other HOA's to consider at the August meeting.

Villas at the Peaks: Villas of the Peaks is a supplemental to the main HOA. It has rights incorporated into it directly from the main HOA. It cannot have less restrictive covenants, but it may have additional restrictions. Currently they are working at adding to the supplemental CC&R's. Rick is working with the Board and with Village Homes on this project.

Architectural Review: The committee has reviewed 6 new residence applications for Village Homes and one exterior paint for an existing homeowner.

Declarant Issues: There will be possibly three declarants; Village Homes, Eric Williams and Steve Craven. These three entities will have the right to have a representative on the Board. Rick is working with the three entities to make this a smooth transition. This will be discussed further at the next Board meeting.

Web Site Proposal: The web site is up and working (castlevalleyranch.net). Rick asked Bobbie to implement a search engine so that when someone inputs castlevalley – the castle valley web site appears. Terri will e-mail all meeting minutes and any newsletters that the Board would like to appear on the web site at a cost of \$50 per hour payable to Bobbie VanMeter.

Boulevard Update: Rick spoke with the Town of New Castle (Steve Rippy). The Town suffered some set backs but have recently started back on maintaining the boulevard. Hopefully within the next couple weeks residents will notice an improvement.

Alder Park: Work has commenced. Earth work is completed, they are working on the irrigation, seeding, putting in trees and will probably stock (by DOW)the pond in the spring of 2007. Rick directed Terri to cut a check to the Town in the amount of \$5000.

North Park: The Town is putting together a construction/bid packet for the North Park. Construction will begin either fall of 2006 or spring of 2007.

Board Dates:

The meeting dates are as follows: 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