

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

Membership Meeting
Held at St. John's Episcopal (1st and Main), New Castle, CO 81647

Present:	Steve Craven- BOD	Ginny Saliman- BOD
	Pat Tucker- BOD	Jane Seglom- Homeowner
	Larry and Mary Metzger- Homeowners	Lee Perkins- Homeowner
	Tim McNulty- Homeowner	Carol Hawkins- Homeowner
	Gary Slaven- Homeowner	Justin Windholz- CPM

A General Membership meeting for Castle Valley Ranch PUD Homeowners Association was held at St. Johns Episcopal Church (1st and Main, New Castle, CO 81647) on June 20, 2007. The meeting was called to order at 6:00pm.

Owner Issues

Several owners had concerns about the quality of landscaping and maintenance throughout the common areas of the neighborhood- specifically on Castle Valley Blvd. It was explained that the Town of New Castle is responsible for that maintenance. The Board had already been in discussion, and continues to be, with the Town about the maintenance, as well as other issues. The owners were encouraged to also direct their concerns to the Town directly.

One owner had concerns about the color scheme of the townhomes at Villas at the Peaks. It was explained to all that Village Homes has declarant rights which allow them an exemption from the ACC approval process.

One owner had concerns about the condition of their neighbor's yard. The covenant violation process was explained. CPM will investigate the property further.

Policies and Procedures

The Board reviewed the draft of the policies and procedures. The Board explained the importance of the documents and how they were derived. Several questions were raised and some changes were agreed upon. Could we put what the requested changes were? Owners specifically questioned the need of fees for ACC review because there has never been a fee before this time. It was explained that the process used to be provided for at no charge by the previous developers (Eric Williams). However, since Mr. Williams is no longer associated with CVR, that service is no longer provided. In order to have a timely and professional review of projects, the Board needed to hire a professional to help with those services. It was noted that the ACC review fee is not an income generating venture for the association. All money paid for ACC submittals is directly going to pay for the hired architect. A motion was made to approve the Policies and Procedures with the agreed upon changes. The motion was seconded and approved unanimously.

Covenant Enforcement

The Board explained that they intended to begin with the new procedures and fine schedule immediately. Several owners were concerned that not enough time was given and owners did not fully understand the process that was going to be implemented. The Board agreed to send one more letter advising everyone of the process and that the new policies are to take effect on August 1, 2007. CPM agreed to coordinate the mailing making special note that the flyer was to be done in a vibrant color so that everyone takes notice and that verbiage was to be on the letter advising owners not to discard the notice.

Financials

The Board reviewed the current financials. The Board would like CPM to create a subcategory for the charges that the Town of New Castle is going to bill the HOA for lawn care maintenance of the common areas. As of June 20, 2007 the HOA has not been provided with a bill, but the Board would like to see the money set aside for that expense.

With no further business the meeting was adjourned.

Respectfully,

Justin Windholz