

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

Board of Director's Meeting
March 20, 2007 – 3:00 p.m.

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

Present:	Roger Shimono- BOD	Ginny Saliman- BOD	Pat Tucker-
	BOD (teleconference) Terri Knob- CPM		
	Justin Windholz- CPM	Rusty and Gara Harbour	
	Suzanne Morrison	Leslie and Aron Rockey	

A Board of Director's meeting for Castle Valley Ranch PUD Homeowners Association was held at CPM's office (1512 Grand Ave #109 Glenwood Springs, CO 81601) on March 20, 2007. The meeting was called to order at 3:10pm.

Architectural Review Procedures: The Board reviewed the proposed Architectural Review Procedures packet. Steve and Ginny had previously made revisions which were reviewed. Further changes were discussed. The Board asked that Ginny input these suggestions and e-mail the new proposals to all Board members for their final approval. Once final approval has been given, Ginny will e-mail the final documents to Crystal Property to put on the web site.

Alder Ridge Development: Several residents from Honeysuckle Drive were present to discuss the Alder Ridge Townhome development that is being built behind them. They had concerns about the drainage of the townhomes as well other issues regarding this development. The residents have been in contact with the Steve Rippy from the Town of New Castle and informed him of their concerns. Terri agreed to arrange a meeting between Steve Rippy, the CVR Board, and the Alder Ridge Townhomes builder. Terri asked the concerned members to e-mail her a list of concerns and what they are specifically asking for from the Town of New Castle and from the Builder.

Retaining Wall: The time issue for completion of this project at 19 S. Painted Horse was discussed. The Board asked Terri to contact Steve Rippy and find out if the Town of New Castle has set a timeframe for the retaining wall to be completed. This issue can be further discussed when the Board meets with the Town of New Castle on the Alder Ridge development.

HOA Attorney: The HOA attorney, Barbara Kozelka, has resigned. The Board would like to hire a new attorney as soon as possible. The Board asked Terri to contact attorneys so that the Board could interview them at the Board meeting in April.

Covenant Violation Procedures: The Board has several sample procedures. All Board members will review these procedures outside of a meeting and e-mail Ginny with suggestions on what should be included for Castle Valley Ranch. This will be done via e-mail until the final draft is then reviewed by the Board at a Board meeting.

With no other business the meeting was adjourned at 4:30pm.

Respectfully,

Justin Windholz