

CASTLE VALLEY RANCH (CVR) HOA  
P.O. Box 1131  
Glenwood Springs, CO 81602  
(970) 945-7266  
Regular Board Meeting  
March 27, 2006 – 6:00 p.m.

The Regular Board Meeting was called to order by Rick Davis on March 27, 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	Eric Williams
	Earl McKerrihan	Pat Tucker

Others Present:

Terri Knob, CPM
Paula Holloway
Tom Fresquez
Paula Kellaway

**Architectural Review:** An owner from 151 W. Cathedral Court will be doing foundation work on his property. Evidently there was a water line breakage under his foundation which will require jacking up the foundation and possibly repair of the driveway. The Board asked that a building permit be obtained if necessary and that landscaping that is removed for the project be put back at the owner's expense. Rick also asked that the owner coordinate with his neighbors and keep them and the Board of the Villas at the Peaks updated on work plans. The work will be performed by Tommy Cane from Flattops Steel in Fruita, CO at a cost not to exceed \$20,000.

**Landscaping Contract:** Rick negotiated a deal with the Town of New Castle to take over the landscape maintenance, electric bills and sprinkler maintenance at a cost of \$7300 per year. The Board went over the signed contract and copies were distributed. The payments will be \$3650 on May 1st and \$3650 on October 1st of each year.

**Insurance (Fidelity Bond):** A bid was obtained from Neil Garing Insurance (Allstate) for a Fidelity Bond in the amount of \$644 per year. The Board asked Terri to obtain a bid on a fidelity bond for Crystal Property only and contact the bank to see if Crystal Property can be the sole signer versus other Board members. This will be discussed again at the next Board meeting.

**By-Law Review:** Rick spoke with Barbara Kozelka, HOA Attorney, regarding several issues.

**Specific Guidelines or Procedures for election of Board Members:** There are no guidelines or procedures for the election of Board members. She recommended that when the notice is given for the annual meeting, the agenda can identify candidates for the Board and ask any homeowner to submit written nominations to the Board prior to the meeting.

**Approval of Annual Budget:** There is an automatic ratification of the budget if the Board of Directors follows the steps outlined in the covenants.

**Web Site:** A motion was made to pursue costs of setting up a web site. All Board members will e-mail Terri specs and recommendations of web site vendors.

**Covenant Violations:** One owner received letters requesting a trailer be screened or removed from the premises. Earl agreed to contact this owner. If they do not comply, this matter will be turned over to the HOA attorney for compliance.

**Fence Request:** A homeowner asked about the procedure for getting a fence approved. Rick asked for a map, design and materials to be used to be dropped off at Crystal Property. The Architectural Review Committee will then review the request and reply with approval and/or modifications.

**Board Positions:** There will be two new board positions available in August. If you are interested, the Board suggests that you try to attend the below listed Board meetings.

**Board Dates:**

The meeting dates are posted at the Alder mail boxes. The meeting dates are as follows: 4/24, 5/22, 6/26, 7/31 and 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