

Annual Meeting Minutes
Castle Valley Ranch PUD Home Owners Association

Date: March 10, 2021

Time: 6:00 P.M.

Place: Via Zoom, New Castle, Colorado

Agenda

1. Roll call of members present entitled to vote
2. Inspection and verification of proxies
3. Reading of the minutes of the preceding annual meeting
4. Report of Officers
5. President's Report
6. Committee Reports
7. Election of members of the Board of Directors
8. Unfinished Business
9. New Business

Item 1 and 2. The meeting was called to order at 6:05 p.m. Members introduced themselves. 30 members were present in person and 14 members were represented by proxy. Debbie Sanderson, Association Manager was also present.

Members were invited to speak in open forum while members were signing on and proxies verified. Members spoke about current developments within Castle Valley Ranch including new home construction, the sale of large vacant parcels in Castle Valley Ranch and Lakota Canyon Ranch. Members were also given information about the new software program initiated by the Management Company which is off to a rocky start. Management will assist with Members if there are problems using the system. Covenants were discussed. Specifically, lawn care, parking and garbage can storage. There was a question regarding the poor condition of the evergreen trees at the roundabout and perhaps a consultation with an arborist is in order. Debbie will contact the Town for more information.

The developer remains in control and is continually active with the Board of Directors and the Design Review Board.

Item 3. The minutes of the preceding annual meeting were provided to all members. Paula Casper moved to approve the minutes of the December 4, 2019 annual meeting. The motion was seconded by Adria Milton and carried unanimously.

Item 4. There were no Officer reports.

Item 5. Debbie Sanderson spoke on the various matters addressed by the Board over the past year including covenant enforcement, parking problems and the storage of garbage cans. Members were advised to reach out to Management with questions or concerns.

Debbie also spoke about reserve fund planning over the coming year and asked for suggestions from the Members. Fence repairs and painting were discussed as well as options for open space improvements.

Item 6. Debbie Sanderson spoke on the various matters addressed by the Beautification and Community Events committees.

The \$5000 sponsorship to the Town as matching funds for more new trees in 2020 has been a success! Several new trees were purchased and planted. Flowers were also purchased and planted in the common areas. The Members discussed a community clean-up day and a fitness trail. Nate Rand has been consulting with Management to develop a form of fitness course through Castle Valley. With COVID regulations changing, the possibility of a community yard sale was also discussed, but no plans were made. Also, there are funds for further beautification in the 2021 budget.

Paula Casper and Vennie Lilly spoke of their hard work in getting the trees planted. They are scheduled for April 16, 2021. The Board thanks them for their efforts. This was a difficult task and Paula and Vennie never gave up. Thanks to them, there are new trees, and the Board looks forward to more hard work from the Beautification Committee.

The New Castle Garden Club volunteered their time to plant flowers in common areas. The Board thanks them for their efforts.

Nate Rand was unable to attend. However, Debbie spoke on the efforts he is working toward in developing a fitness course. The Board thanks him for his efforts as well.

Volunteers were called for the Beautification and Community Events Committees. Adria Milton volunteered for the beautification committee.

Item 7. Nominations for new members to the Board of Directors were called for by Carl Artaz. Phil Weir and Adria Milton were nominated. Tom Boas, Robert Hall and Carl Artaz were also nominated to be retained for another year by Paula Casper and seconded by Karen Frye. These board members were elected unanimously. Aaron Atkinson, the Developer, is also holding a board member seat.

Item 8. Management hopes to develop a newsletter over the coming year and with the use of the new software program, Members will be better informed.

Item 9. The 2021 budget was presented by Debbie Sanderson. Motion made by Carl Artaz and seconded by Adria Milton for ratification of the budget. The motion carried unanimously.

The meeting was adjourned at approximately 7:50 p.m.

Respectfully submitted, Debbie Sanderson, Association Manager