

Board Meeting Minutes
Castle Valley Ranch PUD Homeowners Association

Date: October 1, 2019, continued from September 24, 2019

Time: 6:00 p.m.

Place: RE/MAX Country office, 820 Castle Valley Blvd., Suite 107, New Castle, CO

The meeting was called to order at 6:10 p.m. The following board members were present: Tom Boas and Robert Hall. Debbie Sanderson and Megan Pelky, Association Managers were present.

Motion made by Tom Boas and seconded by Robert Hall to approve the minutes of the January 29, 2019 board meeting minutes. Motion carried unanimously.

The beautification committee discussed fall decor and holiday tree lighting at the entrances.

The community events committee discussed retaining the membership with the New Castle Chamber of Commerce, the fishing derby sponsorship and the Holiday Lighting contest. The contest will go on again this year with prizes for 1st, 2nd and 3rd place.

The board discussed on going covenant enforcement. Specifically, Vacation Rentals. Management has been working with members to cease offering Vacation Rentals.

The current financials were reviewed and the budget for 2020. Motion made by Robert Hall and seconded by Tom Boas to approve the budget for 2020. Motion carried unanimously.

Investment of reserve funds was discussed. The CDs will be rolled over under the laddering method of investment.

Collections were discussed. Motion made by Robert Hall and seconded by Tom Boas to assign the existing lien for one of the members, to the Castle Pine Homeowners Association, as the board has been advised Castle Pine is moving forward with foreclosure for their own lien and will include the Castle Valley Ranch lien in their collection efforts.

The next meeting will be held December 4, 2019 at 6:00 p.m., at a place to be determined. It will be the annual meeting. There will be a wall map as requested.

Owners are reminded that information regarding insurance, financial statements, minutes, covenants, rules, etc. can be obtained from the Association Manager, Debbie Sanderson at 970-984-9600, or debbie.sanderson@rmcrealestate.com. The information is also available on the following website www.castlevallयरanch.net.

Respectfully submitted, Debbie Sanderson, Association Manager