

Board Meeting Minutes
Castle Valley Ranch PUD Homeowners Association

Date: August 14, 2023

Time: 6:00 p.m.

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

The meeting was called to order at 6:05 p.m. The following board members were present: Phil Weir, Tom Doogan, Carl Artaz and Tony Gault. Debbie Sanderson, Association Manager, was also present. A quorum was established.

A member asked about a problem in the crawl space of her townhome. She was referred to the townhome association manager.

The minutes of the preceding board meeting held June 12, 2023 were provided to all members. Motion made by Phil Weir and seconded by Carl Artaz for approval. The motion carried unanimously.

Covenant violation enforcement continues. A report will be provided to the board members.

There were no committee reports. Volunteers are still being sought. Cindy Pesco volunteered to be on the beautification committee.

Debbie Sanderson presented financial statements for review. The proposed budget was provided to the members. There are five new homes in the Alder Ridge Townhome development.

Motion made by Tony Gault and seconded by Phil Weir to move an additional \$50,000 to the investment account. Motion carried unanimously.

There are design guidelines that are being updated pertaining to xeriscaping, wildflower and native grass maintenance. In addition, approved parking areas are being reviewed.

A newsletter is being developed for distribution soon.

The next meetings are October 2, 2023 (Budget Review and Approval), November 6, 2023 (Annual Member Meeting – Budget Ratification), December 2023 (To be determined).

Motion made by Tony Gault and seconded by Carl Artaz to adjourn. The motion carried unanimously. The meeting adjourned at approximately 6:45 p.m.

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@rmcrealestate.com. The information is also available on the following website www.castlevalleyranch.net.

Respectfully submitted, Debbie Sanderson, Association Manager