

Castle Valley Ranch Townhomes Association

A meeting of the Board of Directors for Castle Valley Ranch Townhomes Association was held on February 19th, 2025 at 6 PM via ZOOM.

1. Roll Call – Board of Directors
 - a. Renee Miller (Present)
 - b. Karen Frye (Absent)
 - c. Jeff Vroom (Present)
 - d. Myrna Candreia (Present)
 - e. Laura Brown, Association Manager (Present)
2. Call to Order
 - a. The meeting was called to order at 6:01 PM by Laura Brown.
3. Approval Action Items:
 - a. A motion was made by Myrna to approve the meeting minutes from the 9.16.24 and 9.24.24 Board of Directors meeting. Seconded by Jeff. No discussion. Passed unanimously.
4. Board of Directors Update
 - a. Management provided the Board of Directors with Q1 Education, including a Board Member Code of Conduct and Description of Offices, a 2024 legislative summary update, and a link to Altitude Law's online legislative tracker for 2025.
 - b. Management provided the Board with a quick synopsis of the Covenant Enforcement Policy and a reminder to residents that the streets are owned by the Town, so all reports should go to them directly for enforcement. Also, Section 10.11 in CCRs states that trash cans are not permitted to be stored outside of garages, however this has not been enforced, so Management encourages the Board to consider updating the documents. This is also a CVR Master HOA rule, also not enforced.
5. Financial Update
 - a. Management provided a copy of the Year-End Financials for 2024.
 - i. Balance Sheet:
 1. Operating = \$10,666.82
 2. Reserve = \$50,302.53
 3. Delinquencies TOTAL = \$9436.92 (16 owners)
 4. Delinquencies 30+days = \$7906.92 (4 owners)
6. Management Report
 - a. Management confirmed that the snow removal services of the common area was performed by Daly Property Services.
 - b. Management provided the Board with the landscape/irrigation proposal for this season from Daly. The Board agrees that they are familiar with the system and their service meets the needs of the community sufficiently.
 - i. A motion was made by Renee Miller to approve the proposed contract, pending additional information and pricing on the clearing of the berm and clarification on the costs associated with having to call Daly back out if they are unable to mow because of dog waste/personal belongings.

Seconded by Myrna. No further discussion. Passed unanimously.
Management will follow up with Daly on the above and confirm with the Board.

- c. Capital Maintenance
 - i. The next phase for the fence project is address: 36/40/44 and 31/35/39 Redstone. Management will reach out to Gemini and get an estimate for the project this year.
- 7. Community Comment
 - a. Judy Kohl stated that she spoke with her neighbor regarding the number of vehicles.
 - b. Deann Landeros is aware of the need for fence repairs and has some questions about insurance and the fire mitigation efforts of the community.
- 8. Old Business
 - a. None presented at this time.
- 9. New Business
 - a. Renee Miller would like to discuss meeting with Town officials to discuss street parking. She has already been in contact with Dave Reynolds and Paul Smith, so they are aware of the situation. Judy Kohl and Myrna would also like to join the conversation with the Town to have this addressed.
 - b. She confirmed that she talked with the Town and received a smaller trash can.
 - c. Myrna stated that the new construction occurring to neighboring open space will cause an influx of traffic and is a real concern for emergency vehicle access.
- 10. Motion to Adjourn
 - a. There being no further business to come before the Board, Jeff made a motion to adjourn the meeting at 6:56 PM. Seconded by Myrna; No discussion; passed unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals