

Castle Ridge Homeowners Association

A meeting of the Board of Directors for Castle Ridge Homeowners' Association was held via ZOOM on November 1, 2022.

Present from the Board of Directors: Roger Proffitt (President), Dan Becker (Vice President) and one vacant seat.

1. Call to Order:
The meeting was called to order at 6:08 PM by Dan Becker.
2. Quorum:
With 2/3 board members present, a quorum was established.
3. Approval Action Items:
 - a. Meeting minutes of the Board of Directors meeting held on **February 10, 2022** were presented to the Board via email prior to the start of the meeting for review. A motion was made by Roger to approve the minutes as written. Seconded by Dan. Unanimously passed.
4. Board of Directors Update
 - a. Brian McLaughlin submitted a candidate information packet for review by the Board of Directors. No other candidates were presented for consideration. A motion was made by Roger Proffitt to appoint Brian McLaughlin to the vacant seat on the Board of Directors for Castle Ridge HOA and seconded by Dan Becker. Unanimously passed.
5. Management Update
 - a. 2022 Year-to-date Financials were presented to the Board, including a balance sheet, income statement, and homeowner delinquency.
 - i. Homeowner Delinquency: Management provided the Board of Directors with a YTD Delinquency report as of 10/31/2022.
 1. \$2242.10 (which includes \$31.50 in late fees)
 - ii. Account Balances as of 10/31/2022.
 1. Operating: \$9880.70
 2. Reserve: \$6635.01
 3. CD: \$44619.72
 - iii. 2022 Budget Comparison shows a deficit of \$9415.79 in operating and capital expenses for 2022 secondary to \$6k in capital expenses and \$2200 in delinquencies and a 40% increase in common area insurance.
 - b. Management presented the Board of Directors with a budget for review. Proposed dues amount to remain the same for 2023 at \$140/quarter.
 - i. A motion was made by Dan to approve the proposed budget as presented. Seconded by Roger and passed unanimously. None opposed.
6. New Business
 - a. Roger Proffitt would like to management to gather more information and an estimate for Dark Sky Lights, similar to Lakota Canyon Ranch as a capital improvement to the HOA.
7. Owner Open Forum

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8. Adjournment

- a. There being no further business to come before this meeting, it was motioned by Roger Proffitt to adjourn at 6:37 PM. Dan Becker seconded the motion. The meeting was adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals

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