

Castle Ridge Homeowners Association

An annual ownership meeting of the owners of the Castle Ridge Homeowners' Association was held at the New Castle Branch Library on March 7th, 2023 at 6 PM.

Homeowners present: Kris Kratovil, Kris Oberg, Roger Proffitt, Julio and Mandy Diez, and Brian McLaughlin.

Homeowners present by Proxy: Collette Meagher (Laura Brown).

Management Present: Laura Brown, Association Manager

- Call to Order:
The meeting was called to order at 6:06 PM by Laura Brown.
- Quorum: (10% of eligible voters)
With 6 members present, a quorum was established.
- Approval Action Items:
 - Meeting minutes of the Annual Ownership meeting held on 3.8.22 were presented to Ownership and included in the packet mailed and emailed to all owners on 2/17/2023 for review.
 - A motion was made by Julio Diez to approve the minutes as presented
Seconded by Brian McLaughlin. Unanimously passed.
- Management Update
 - Seasonal Contracts
 - Landscape, Irrigation services provided by Daly Property Services for 2022 to include weekly mowing of the common areas (including the berm), weed control, trash pick-up, dog station maintenance, irrigation system maintenance, and snow removal of the sidewalks, mailbox area, and guest/auxiliary parking.
 - Management is in the process of bidding out the 2023 season contract.
 - End of Year 2022 Financials were included in the packet provided to ownership including a balance sheet, income statement, and budget comparison.
 - Account Balances:
 - Operating: \$5,456.57
 - Reserve: \$1,635.32
 - CD: \$44,619.72
 - 2022 Budget Comparison shows a deficit of \$2,237.50 in operating expenses for 2022 with additional capital expenses needed on trees, irrigation repairs, and general maintenance of the common area.

Property Professionals Property and HOA Management

704 Main Street Suite B

Silt, CO 81652

970.625.2255

www.PropertyProsTeam.com

- A motion was made to ratify the Board-approved budget as presented by Chris McLaughlin. Seconded by Julio Diez and passed unanimously.

- New Business
 - Board of Directors Update:
 - Three seats are up for election. Brian McLaughlin introduced himself to owners present and expressed interest in becoming a member of the Board of Directors.
 - A motion was made by Julio Diez to elect Brian McLaughlin to the Board of Directors. Seconded by Roger Proffitt. Passed unanimously.
 - With no further candidates, Roger Proffitt agreed to serve an additional year on the Board.

- Owner Open Forum
 - Roger Proffitt would like management to price out options for the replacement of the current street lighting with down sky lighting similar to Lakota Canyon Ranch HOA. He will provide management with the contact information for Xcel for additional details.
 - Management presented the Board with an estimate from Microplastics to install an entrance sign in the common area median coming into the community. Management will continue to gather additional estimates for the Board to review at the next meeting.
 - Brian McLaughlin would like to form a committee to discuss the need for design guidelines for owner-installed fencing. Currently, one unit has a fence in the middle common area and several owners on the outside of the horseshoe have temporary/permanent fencing around their patio areas. Julio Diez and Kris Kratovil expressed interest in joining the committee and management will start an email chain with all three of them to assist in coordinating a committee meeting and create design guidelines that mirror New Castle and any current design guidelines for Castle Ridge HOA.

- Adjournment

There being no further business to come before this meeting, it was motioned by Julio Diez to adjourn the meeting at 6:34 PM. Seconded by Brian McLaughlin. Passed Unanimously.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals

Property Professionals Property and HOA Management
704 Main Street Suite B
Silt, CO 81652
970.625.2255
www.PropertyProsTeam.com