

Castle Ridge Homeowners Association

An annual ownership meeting of the owners of the Castle Ridge Homeowners' Association was held via ZOOM on March 8th, 2022.

Homeowners present: Dan Becker, Eric Oberg, Kevin DeWall, Christine Schriock, Paula Bishop.
Homeowners present by Proxy: Justin Meagher (Laura Brown), Michelle Johnson (Laura Brown), Carol Pucak (Paula Bishop).

- Call to Order:
The meeting was called to order at 5:00 pm by Dan Becker.
- Quorum: (10% of eligible voters)
With 7 members present, a quorum was established.
- Approval Action Items:
 - Meeting minutes of the Annual Ownership meeting held on 4/16/20 were presented to Ownership and included in the packet mailed and emailed to all owners on 2/15/22 for review.
 - A motion was made by Paula Bishop to approve the minutes as presented
Seconded by Dan Becker. Unanimously passed. None opposed.
 - A motion was made by Paula Bishop to approve the agenda as presented. Seconded by Dan Becker. Unanimously passed. None opposed.
- Management Update
 - Maintenance: A reminder that exterior of units, including the stucco are owner responsibility to maintain.
 - Management will need to address oil stains on driveways with individual owners and general upkeep of exterior.
 - Landscaping/Snow Removal: Landscape annual contract provided by Sanctuary Landscaping. 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.
 - Contract is set to expire April 2023.
 - End of Year 2021 Financials were included in the packet provided to ownership including a balance sheet, income statement, and budget comparison.
 - Account Balances:
 - Operating: \$7503.18
 - Reserve: \$6634.68
 - CD: \$44619.34
 - 2021 Budget Comparison shows a deficit of \$9453.58 in operating expenses for 2021 with additional capital expenses needed on trees, irrigation repairs, and general maintenance of the common area.

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- A motion was made to ratify the Board-approved budget as presented by Dan Becker. Seconded by Paula Bishop and passed unanimously. None opposed.

- New Business
 - Board of Directors Update:
 - Two seats are up for election. No candidates at this time.
 - One seat is up for appointment. No candidates at this time.
 - Current Board of Directors (Roger Proffitt and Dan Becker) have agreed to continue to serve one additional year.

- Owner Open Forum

None.

- Adjournment

There being no further business to come before this meeting, it was motioned by Dan to adjourn the meeting at 5:21 PM. Seconded by Paula Bishop. Passed Unanimously. None opposed.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals