



Castle Valley Ranch Townhomes.

Board Meeting

January 9th, 2023

CALL TO ORDER:

- Called to order at 6:06 pm

ROLL CALL:

- Amy Lawhead - HOA Manager
- Myrna Candreia - Board Member
- Renee Miller - Board Member
- Karen Frye – Board Member
- Jeff Vroom- Board Member
- Susan Mowday – 185 Redstone
- Laura Regan- A La Carte CAM

VERIFICATION OF QUORUM:

- 4 out of 4 board members present

OPEN FORUM:

- Amy Lawhead told the board that Laura Regan was on the zoom meeting to get some HOA training under her belt. The committee welcomed her to the forum.
- Jeff Vroom asked about the meeting minutes from December's meeting. Amy Lawhead stated that she had them sent out immediately but could return them without a problem.
- Myrna Candreia brought up an issue with 58 Foxwood and drop off and picking up regularly of UPS. They ran into this problem around the same time of the year with the same unit, and we discussed it last year. Karen Frye stated that they talked about it in December 2021. The unit acts as a drop-off and pick-up of packages a couple of times a day. Amy Lawhead will reach out to the homeowner and report to the board. Myrna Candreia stated that the garage has several packages that people pick up, and it seems mostly UPS.
- Amy Lawhead gave the board an update on unit 44 Redstone Dr's roof and that she asked what the \$1,500 was for so, the board knows she is making sure the workmanship is up to their standards. Jeff Vroom added that the roof issue is in the forensics stage of figuring out what is happening and must investigate where/what the problem is. Amy Lawhead asked the board if they wanted her to file a claim with the insurance and let them know that we don't know the full extent of the work that needs to be done. Karen Frye and Jeff Vroom agree that getting one started would be good. Myrna Candreia decided it's a good idea we can refer to and that we have a roofer to refer to.

OLD BUSINESS:

- Amy Lawhead discussed Keely's dad's fencing bid of 34 dollars a square foot. Amy Lawhead Vergara's Fencing the day of the meeting for a recommendation. Myrna Candreia asked how we (HOA) will pay for the fence. Karen Frye talked about the HOA getting a loan as we don't have the reserves to pay for that, which was one of the reasons Theresa Comerer was worried about things because our reserves are so low compared to the items, we have responsibilities. Karen Frye said, "What we can do is take a loan out on it, then have a special assessment to make the payments on the loan, which will spread everything out instead of all at once." Jeff Vroom stated that we have talked about this in his absence, and that kind of thing raises the element of some fences not impacting all homeowners, yet they must pay for it. Does this beg for a vote of membership? Karen Frye stated that since it is such a big project, I would recommend it. More discussion of the fencing went on. Myrna Candreia feels there would be pushback from homeowners. The board discussed different ways to calculate the replacement per the units it affects and go from there. Renee Miller brought up a point regarding the irrigation system, and the HOA pays for the repairs even though the repair only affects one unit. Renee Miller also wonders how many fences the declarant put in and how many by homeowners, as her neighbors stated they put in the privacy fence themselves.
- Susan Mowday said some people had put lattice on their fences, like at her unit; the declarant did not put barriers between the units. There was further discussion of the fencing issues.
- Karen Frye stated that nothing is showing for fencing if you look at the budget. Jeff Vroom stated there were on track for a \$5 to \$10 increase in dues. Jeff Vroom said if you look at the spreadsheet, Debbie had one more \$10 raise, which will put our reserves where they should be.
- Amy Lawhead stated that she would dig through the governing documents to see if there is anything about the fencing and how to fund repairs/replacements. Renee Miller thinks it will be good to call the Master HOA to see if they have any money to help with the fence repaint/replacement. Myrna Candreia suggests possible trek fencing as it would be super easy with less maintenance cost.
- Renee Miller asked Amy Lawhead to send the Daly Landscaping bid again. Jeff Vroom asked why the landscaping changed as he was not present at the last meeting when we discussed it. There was a discussion about Daly and the workmanship going on. Discussed the snow-blowing issue and leaving the snow behind. Amy Lawhead told the board that she was informed that the crew has been spending 6 1/2 to 8 hours at a time of snow removal. Both Renee Miller and Karen Frye stated that Daly is not showing up until 11-1 when the weather changes and the snow melts. Jeff Vroom does not want perfection; he wants to ensure the job is done; he also agrees with Karen Frye and Renee Miller that the snow removal team was on-site every day it snowed, but not the 6 1/2-8 hours as claimed.
- Karen Frye said we could entertain the budget and amend it. Myrna Candreia said we need to get another bid for landscaping bid ASAP. Amy Lawhead, the board she has googled, called the companies out there. The companies either didn't have the manpower for the 57 units or only does irrigation work.

ADJOURNMENT:



- Meeting adjourned at 7:24 PM.

Respectfully submitted,
Amy Lawhead, Association
Manager A La Carte CAM

Approved