

## Castle Valley Ranch Townhomes.

Board Meeting

February 13, 2023

---

### **CALL TO ORDER:**

- Called to order at 6:00 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
- Keely Eberly- 181 Redstone

### **VERIFICATION OF QUORUM:**

- 4 out of 4 board members present

### **OPEN FORUM:**

- Amy Lawhead spoke about her calling the master HOA, which has no money for fencing for the sub-association.
- Myran Candreia and Karen Frye discussed more the fencing and having to keep the fence per master HOA and has to stay natural.
- Susan Mowday stated that the fence by her unit had been there since she moved in; she doesn't know how it was painted grey and can go either way.
- Keely Eberly was there to hear about the fencing.
- Renee Miller stated that we have grey fences because of the wire.
- Amy Lawhead spoke to Renee Miller about her request to reach out to the Master HOA about the fencing repair/replacement and was told there is no money there for that. Myrna Candreia stated there is \$25k in the budget for fencing the master HOA. Renee Miller stated that's what I'm reading. Myrna Candreia asked where does that go to?? We really need clarity.
- Keely Eberly had a question about the fence. Are they talking about all the fences? Renee Miller said, "Just the front of the Castle Valley Ranch."
- The board discussed the landscaping and why we were getting bids. Amy Lawhead stated that she has been on the current company with the complaints.
- Myrna Candreia wants to keep Daly Property management as Jose, the sprinkler guy, knows what he is doing.
- Amy Lawhead went into the bid we got from Todd Leahy and Keith. That they can't go any lower than what they have bid out.



COMMUNITY ASSOCIATION MANAGEMENT

- The board discussed more of the mowing, that the current company was coming way too early, and that the grass is wet when they mow.
- Renee Miller talked about her repairs to her unit while Amy Lawhead looked for the bids for landscaping. Renee went into more detail.
- Amy Lawhead found the bid for Daly Property Management's \$42,006.57. Renee Miller stated that if we use Daly, we create lists and hold them to it. Karen Frye stated that we take pictures and let Daly know things were not done correctly. Jeff Vroom stated that we give them the benefit of the doubt because of the changeover.
- I don't know about landscaping when you talk about trimming trees and bushes in the commons area. Scott told her he doesn't trim them, Susan Mowday stated.
- Amy Lawhead asked for more questions about the native area and if they wanted to have it mowed more. Myrna Candraia stated that we need to talk about fire migration this year as we don't know how we will be this summer. Jeff Vroom asked what the price from Daly was for the native areas. Amy Lawhead answered that it is \$1,171.22, and with Patience Maintenance, it is \$3k for 2 times or as requested.
- Amy Lawhead spoke about the budget and that we are still in the landscaping and fencing bidding area. Do we want the Annual Meeting in December like in the past?

#### **ADJOURNMENT:**

- Meeting adjourned at 7:04 PM.

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

Approved