

Castle Ridge Homeowners Association

Annual Meeting Minutes

Zoom

April 16th, 2020

- Roll Call:
 - Dan Becker, President
 - Roger Proffitt, Vice President
 - Katherine Young, Board Member
 - Cheryl Chandler, Cheryl&Co. CAM
 - Amy Lawhead, Cheryl&CO CAM Associate
- Establishment of Quorum and attended
 - Christina Schrick, Michele, Carol Pucak
 - Plus, three proxies were received. Quorum was met.
- Call to order
 - The meeting was called to order at 5:13 PM by Daniel Becker
- Approval Action Items
 - Prior Annual Meeting Minutes from 2.27.2020 was presented to ownership in the annual meeting packet. **Approved**
 - Approval of Agenda. - **Approved**
- Financial Review YTD
 - Review and Rarity 2020 Board approved Budget- Dan noted some small differences on the budget. **Approved**
 - The budget was previously approved by the Board of Directors and a motion for ratification was presented by Dan Becker and seconded by Roger Proffitt. With none opposed. **Approved**
- Old Business
 - None
- New Business
 - Contract was sent as a draft to proof. Contract needs updated and want for a proposal before signing the contract.
 - Cheryl stated the numbers are not changing from what was last year. \$675/Month management fee.
 - Roger asked who had the authority to approve the contract. Proposal needed before they decide on contract. If there where changes to the contract homeowners needs to be in agreement of contract.

Cheryl&Co.

COMMUNITY ASSOCIATION MANAGEMENT

- Dan to email request to Amy/Cheryl changes to the contract next week before April 23rd.
- No quorum is needed for the contract to be signed by board
- Kit had questions to the landscaping company. Changes around the trees.
- The board would like a walk about with Scott Pace Landscaper after the 23rd.
- Dan had concerns for the landscape contract. Charges are above what contract states. Snowplowing was charged but didn't happen. Check into plowing with the city of New Castle.
- Dan and Kit had concerns about the sidewalks getting shoveled. Landscaper was getting paid for shoveling sideways, Dan hear from several people shoveling was not happening.
- Kit was wondering about the responsibility for the following, trash everywhere, not getting what needs done, weeds growing. Clarify with landscaping contracts.
- Adjournment
 - Meeting was adjourned at 6:10 PM.

Respectfully Submitted,

Cheryl&Co CAM