

Castle Valley Ranch Townhomes.

Board Meeting

March 13th, 2023

CALL TO ORDER:

- Called to order at 6:05 pm

ROLL CALL:

- Amy Lawhead - HOA Manager
- Myrna Candreia - Board Member
- Renee Miller - Board Member
- Karen Frye – Board Member
- Jeff Vroom- Board Member

VERIFICATION OF QUORUM:

- 4 out of 4 board members present

OPEN FORUM:

OLD BUSINESS:

- Amy Lawhead asked if any decision was made to replace the fence so we can move forward, as I have had several companies ask about the status of their bids.
- Karen Frye stated that maybe we re-stain the fence and replace the really bad wood while doing the staining. Jeff Vroom asked if we (the HOA) are stuck with what we currently have or can they (the HOA) have something different. There was further discussion about the fencing. Karen Frye suggested the re-staining and only replacing the worst of the wood because of the lack of funds to replace the fence. Jeff Vroom stated that given the covenants of the Master Association, are we stuck where we are? Karen Frye answered yea, we are; well, I think we are kind of stuck. Jeff Vroom stated that is the question.
- Renee Miller asked Jeff Vroom if he meant the kind of material for the fence or the style of the fence. Jeff Vroom stated it's like the first bid we got was for vinyl which was far led expensive. Myrna Candreia stated that when she had to rebuild after a fire, the HOA she belonged to would not allow them to return to wood. That is kind of a different thing than here, Jeff Vroom Stated. So, do we choose the material and then have the Master Association step in and start tearing it all out? Myrna Candreia asked whether the board had the ability when we reached the point that the fence was so bad and needed to be replaced that we, as the board, could recommend something. Karen Frye answered Myrna Candreia's question, the thing that it said on the master association is that each subdivision has its own requirements written in their plat, so not having the original plat for the subdivision requirements. Jeff Vroom said that we (the HOA) have all that. Karen Frye said I don't know that it says anything about vinyl. I don't think vinyl would survive a fire, Karen Frye stated. Myrna Candreia said I don't know what the new building codes are; maybe using what that stuff is called, I don't know, I'm just trying to prepare us for



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the future of something that will last longer. Karen Frye said that she understood where Myrna Candraia is coming from, but we (the HOA) really don't have the financial means right now to do something like that right now, go out there and do whatever the bid was. Jeff Vroom stated it was less money than what Swedish painting came back with to re-stain the fence. Amy Lawhead told the board the price was \$71K for the vinyl fencing. Karen Frye said that it is still very pricey; I'm just trying to think that within our means is all she is trying to do because we all don't want a huge increase in dues to pay this off. Amy Lawhead pulled up the reserve account and told the board the total in the account. The board discussed the fence more while Amy Lawhead looked up the total.

- Renee Miller asked about the cars that don't move, and need to be parked in the driveway, have a policy to have the vehicles moved? It was stated that those vehicles need to be moved every 72 hours for plowing.
- Renee Miller said that the HOA would stay with Daly Property Management for landscaping and that we stay on top of them about the issues.
- Jeff Vroom asked Amy Lawhead to contact all the homeowners about not contacting contractors, etc., as we risk losing them.
- Myrna Candraia asked if Redstone has a rule about parking on one side of the street. There have been some big trucks parking on the sidewalk. It was stated that Foxwood has a rule about it. Jeff Vroom stated that the New Castle Police maintain everything we talked about.

NEW BUSINESS:

- We moved on to the budget, and Renee Miller went and asked Amy Lawhead about building maintenance and what is it for. Amy Lawhead stated that she was not completely sure what it was used for from past management, she has been using general maintenance. Karen Frye stated that we put the \$5,500 to General Maintenance. We discussed more about the budget and how to move around the extra money.
- Karen Frye suggested that we have a BBQ and have the homeowners help with small projects to save money.
- Amy Lawhead let the board know how much they spent in snow removal Jan 2022-Feb 2023 \$11,195. There was more discussion on how the budget goes. Myrna Candraia asked about the \$10 increase and when does it go into effect? There was more discussion about the budget and how to get it all dialed in. Renee Miller proposed a \$20 dollar increase. Jeff Vroom said to use the spreadsheet that Debbie Sanderson created and go from there.
- Amy Lawhead suggested that once the budget is dialed in and approved by the board, we can have a budget meeting with the homeowners to see if there is anyone that might contest the budget.
- Amy Lawhead talked to the board about the call she got from Doug at Mountain Waste about the smaller trash cans that homeowners are using that will not work with the trash trucks. Those homeowners will have to use the small one Mountain Waste has of 64 gallons.

ADJOURNMENT:

- Meeting adjourned at 7:22 PM.



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

Approved