

Castle Valley Townhomes Association  
Annual Meeting Minutes  
March 2, 2022  
Via Zoom

The meeting was called to order at 6:35 p.m.

There were 8 members present in person and 7 proxies verified. A quorum was established. Debbie Sanderson, association manager was also present.

Bill Wood requested the Treasurer's contact information for questions regarding the financials. The Treasurer's name will be provided to the member once a Treasurer is elected.

Motion made by Karen Frye and seconded by Theresa Comerer to approve the meeting minutes of the preceding annual meeting held January 25, 2021. There was discussion. Questions were asked about who made the nomination of Myrna Candreia to the Board of Directors and old business status. Motion carried with one abstention.

There was a call for nominations to the Board of Directors. The Board of Directors nominated are Jeffrey Vroom, Theresa Comerer, Myrna Candreia, Renee Miller and Karen Frye. A poll was used for the members to cast their votes. The Directors have been elected by receiving a majority of the votes.

Jean Huyser left the meeting and nominated Myrna Candreia as her proxy.

Old business discussed by the board at their meetings included financial reviews, violations, parking, landscaping, grounds maintenance and building maintenance, reserve fund budgeting, developer transition, construction defects, and drainage. These matters continued to be discussed by the Board members. There were no questions or additional comments.

New business included the budget. The budget was presented in the meeting packet. Debbie asked for questions regarding the proposed budget for 2022. Bill Wood asked about changes to the budget if it is ratified. The Board of Directors has the ability to approve a special assessment, if needed. And, approve the transfer of funds from reserves. However, the budget has been approved by the Board of Directors. Motion was made by Jeffrey Vroom and seconded by Theresa Comerer to ratify the budget. Motion carried with one abstention.

The meeting adjourned at 7:00 p.m.

The next board meeting will be held March 15, 2022 at 6:30 p.m. via zoom

Respectfully submitted,

Debbie Sanderson