

Minutes  
Property Owners of Castle Rock Director's Meeting  
Wednesday, April 19, 2017  
Neighborhood Partners Office

Meeting called to order at 5:56 p.m.

**Establishment of a quorum:** President Miles by phone, Travis Martin was called in later, Jennifer Hurd, Walt Truit, Lorena. Members absent: Travis for the first part of the meeting and Sandie Miller was absent.

**Secretary's Report:** Jennifer Hurd presents the minutes from January 18, 2017 meeting. Miles moved to approve the minutes as written. Greg seconded. The minutes were approved as written.

**Treasurer's Report:** Greg Martin presented the treasurer's report. This report included a 1<sup>st</sup> Quarter comparison report. Jennifer moved to accept the report, and it was seconded by Walt. The treasurer's report was approved.

**Management Report:** In Sandie's absence, Lorena presented the report from Neighborhood Partners.

A/R Collections: 30 letters are going out on May 5, 2017

Resident Property Status—289

Builder-8

Homeowners-236

Rentals- 39

Weekend- 6

Status of Concerns:

4232 Rocky Rhodes—review of Court—The HOA has received \$1800.

4320 Rock Bend-noncompliance—The HOA Board of Directors discussed this situation for most of the meeting. Finally the Board passed a motion to proceed with legal action on this issue. There are two non-compliance issues at this property. One is the solar panels on the roof. The homeowner was given a waiver from the ACC to put 4 solar panels on the roof. Instead she placed 5 solar panels on the roof. The second issue involves a dog run that was built in the backyard. It violates the ACC codes because it can be seen from the road. The ACC reported back to the HOA Board after the meeting that putting a tree or other landscape option would be approved to take care of this issue. The homeowner will be informed of how to solve these issues with a letter from the HOA lawyer. The motion to proceed with the legal route was made by Miles and seconded by Travis. The motion was approved with Jennifer, Walt, Travis and Miles voting yes. Greg was opposed to the motion.

## **Finished Business**

Swim Lessons—form for application to offer swim lessons is posted on the website.

However, there is an issue that has come up with regard to insurance. The \ insurance company has informed us that non-residents receiving swim lessons at the pool will not be covered by our insurance. With this information, the HOA Board decided to amend the application to clarify to residents that the HOA insurance would not cover non-residents for swim lessons at the pool. Greg made a motion to amend the application about this change on the application. Miles seconded. The motion was approved.

Splash Pad—A second pump was added, so the splash pad is running well. Question was raised that the Splash Pad was running all the time. Lorena said the Splash Pad should be on timers. She said she would check the timers.

Picnic Tables—Two picnic tables for the pool area have been purchased and set-up.

Another picnic table was purchased for the Splash Pad. Currently it is in the pool area, but will be moved when the pad is completed.

Speaking about the pad and cover for this picnic table, the estimate for the pergola and the pad was available for discussion. Miles asked to review it more before voting on an option. Lorena sent the estimate to Miles. Greg motioned to allow Miles to review the estimate and hold the vote by e-mail based on Miles' recommendation. Walt seconded. The motion carried.

## **Unfinished Business**

Gift Cards for Yard of the Month—Walt reported that the Lowe's manager had agreed to provide up to \$100 in gift cards per month from May to August as a match to the HOA gift cards as an award for winners of the Yard of the Month. The HOA Board had budgeted for the gift cards. The Board discussed the proposal from Walt, and decided to award two homes each month with the sign in the yard, a \$50 gift card from the HOA and a matched gift card or merchandise from Lowe's for each home. The motion was made by Jennifer and seconded by Greg. The motion carried.

The meeting was adjourned at 7:12 p.m.