

MINUTES
PROPERTY OWNERS OF CASTLE ROCK
DIRECTORS MEETING
Tuesday, October 12, 2021

The Directors meeting was called to order at 5:36 PM.

Establishment of Quorum

Miles Enzor established a quorum for the meeting. Attending were Doug Beck, Belinda Newman, Matt Callaway (by phone), and Sandie

Secretary's Report

Belinda Newman emailed the Minutes from July 13, 2021 for approval. Miles motioned to approve the minutes, Doug 2nd the motion via email on April 19, 2021

Treasurer's Report

Doug Beck with Sandie Miller provided a review of the Financial Reports. Highlights included 28 new closings, an Income increase of \$5,000, \$114,600 in Expenses including major repair and improvements to the pool annex and new LED entrance lights. The Directors decided to move \$7,000 to cash reserve. Annual dues will remain at \$500. Belinda motioned to approve the minutes, Doug 2nd the motion.

Management Report

Neighborhood Partners, Sandie Miller presented the Management Report.
A/R Current \$987.69

The 2022 Calendar of meetings was reviewed

- January 11, Tuesday 5:30 PM Board 4th Quarter Meeting
- April 12, Tuesday 5:30 PM Board 1st Quarter Meeting
- July 12, Tuesday 5:30 PM Board 2nd Quarter Meeting
- October 11, Tuesday 5:30 PM Board
- October 17, Monday 7:00 PM Annual Meeting

Lien Status was discussed regarding Rock Bend resident continuing to make the \$120 per month. Beginning balance was \$1,424 with current balance at \$954.52. Remaining balance of 33.17 from another resident.

Resident Property Status 288

- Homeowners - 235 (down 2 from last quarter)
- Rentals - 46 (up 2 from last quarter)
- Weekend - 7 (no change from last quarter)

Status on Concerns

Issue with flooding with the drainage ditch on Deep Stone was discussed. Two contractor options were presented to remedy the situation. The Directors selected Option 1 at a cost \$1250 to remedy the situation.

Finished Business

Discussion was held which included the installation of new entrance landscaping and LED lighting. Sidewalk repairs by the City have been completed throughout the neighborhood.

Unfinished Business

Discussion included the decision to increase trash removal from 2 to 3 times a week during peak summer months at the pool annex costing \$25 per pickup. Discussion was held to replace the weathered Pools Rules sign. Rules were reviewed and updated to include the line 'Any food containers must be removed from annex', and the management contact info.

New Business

2022 Budget was review, discussion held and approved. Miles motioned to approve the 2022 Budget, Doug 2nd the motion.

Plans for the Annual Meeting specifically the Agenda, Completed Projects, and potential concerns to be discussed.

Meeting was adjourned at 7:10 PM

Documents: Agenda, 3rd Quarter Comparison Report, P&L Report, and Balance Report