

AGENDA  
PROPERTY OWNERS OF CASTLE ROCK  
DIRECTORS MEETING  
Minutes  
Tuesday, January 11, 2022

Meeting called to order at 5:42pm by Miles Enzor.

**Establishment of quorum**

President, Miles

Present were Miles Enzor, Belinda Newman, Doug Beck, Jessica Berger (alternate) and Sandie Miller representing Neighborhood Partners (NP). Absent was Matt Callaway.

**Secretary report**

Secretary, Belinda

Minutes from the Directors' meeting of October 12, 2021 were approved via email on October 26, 2021. Doug motioned to approve the minutes and Miles seconded the motion.

**Treasurer's report**

Treasurer, Doug

Financial reports were presented and reviewed with assistance from Sandie, Neighborhood Partners. Reports included 4<sup>th</sup> Quarter Comparison, Profit & Loss, and Balance report. It was suggested and agreed upon to move \$15,000 from Maintenance to Special Projects. Treasurer's report was approved. Motioned by Miles and seconded by Belinda.

**Management report**

Sandie, Neighborhood Partners, provided the 2022 calendar for quarterly Directors' meetings and the annual membership meeting to be held in October.

A/R Current

Sandie reported a past due amount of \$778.62. Annual dues were billed at \$144,000. Currently there is a balance open \$90,500 with 38% paid to date. Nine owners have chosen to pay in 2 payments.

Lien Status Report

Current balance \$1278.62 that includes the 2021 and 2022 billing for one resident member.

Resident Property Status 288 - No change from last quarter

Homeowners –	235
Rentals –	46
Weekend –	7

Status on Concerns

Tree near 4114 Rocky Mountain will be inspected by arborist to determine health and condition of tree.

**Finished Business**

Deep Stone drainage ditch work completed and appeared to have resolved the excessive water/flooding 2022 Budget was presented and discussed.

**Unfinished business**

The viability of the palm trees at the swimming pool was discussed. It was decided to wait until May to determine if they should be removed or will survive last year's hard freeze.

**New business**

- Bids for replacing landscaping in Common Areas (i.e., along Castlerock Parkway and William D. Fitch were presented and discussed. It was recommended to focus on areas of immediate need and possibly phase in plantings due to increasing cost of landscape materials and labor.
- Dog Stations @ City Park:  
Sandie contacted the City of CS on 10/13/21 and spoke to Corey, regarding a dog station being installed in the CR park. This must be presented by a current HOA member and approved by the City Council. Jessica Berger volunteered to present this request to the City Council during a future regular Meeting.

Meeting was adjourned at 6:41 PM

**Documents:**

Emailed: Agenda  
4<sup>th</sup> Quarter Comparison Report  
P&L Report  
Balance Report