

**Property Owners of Castle Rock  
Annual Meeting Minutes  
Southside Social Club  
1551 Greens Prairie Road  
7:00pm, Monday October 18, 2021**

The 2021 Annual Meeting of the Property Owners of Castle Rock was held on Monday, October 18, 2021, at the Southside Social Club, 1551 Greens Prairie Road. Resident attendees enjoyed a pre-meeting meet and greet from 6:30pm-7:00pm.

The 2021 Annual Meeting was called to order by President, Miles, Enzor, at 7:05pm. Lacking a quorum, the meeting proceeded as informational only. It was determined that for the purpose of conducting official business and the election there were not enough property owners present or absentee ballots cast to establish a quorum. The meeting continued without a quorum present as information only and no official business was conducted. 24 owners were present, including directors Miles Enzor (President), Matt Callaway (Vice-president), Belinda Newman (Secretary), Doug Beck (Treasurer), and Sandie Miller from Neighborhood Partners was also present with 8 absentee ballots.

### **Minutes**

Belinda Newman asked for questions regarding the 2020 Annual Meeting minutes. There were no questions. It was noted that the Minutes can be find on the Association's website.

Matt Callaway requested two resident volunteers to help count ballots for the Director Election.

### **Reports**

#### Treasurer – Doug Beck

Doug Beck reviewed the Financial Reports and noted that they can be find on the Association's website. At the close of 2020, there was a balance of \$7,599 in unused funds. These funds were carried over 2021 to be used for any unforeseen Special Projects. There were no questions regarding the 2020 Financial review.

The 2021 Budget was reviewed and discussed. The directors have reviewed and approved the third quarter financials for 2021 and it is posted on the Association's website. A report was provided to attendees for their review and to discuss the allocation of expenditures. Miles Enzor explained that the directors focus is on addressing issues and analyzing the most feasible and affordable to remedy the issue. Community issues that were discussed included maintenance and repair of the entrance fountain and maintenance and repair of the pool annex. The coping around the pool was replaced this year. The decking around the pool will need to be addressed in the next couple of years. It was noted that any major repair or improvement cost not budgeted for in the current year is moved to the Special Projects category of the Budget. The Budget Reserve is available for addressing future such as potential competing development issues surrounding the area of Castle Rock neighborhood.

#### Management – Sandie Miller

Sandie Miller, managing director of Neighborhood Partners, introduced her staff. Resident Property Status was reported to be a total of 288 homes including 235 Homeowners, 46 Rentals, and 7 Weekend Homes. This was the same number reported in 2020. The outstanding balance of Past Due Accounts is \$987.69 and we are holding a Lien from 2020, owner is making payments. There are no liens filed for 2021.

## **Committee Reports**

### Architectural Control Committee – Jason Handy

Jason gave Architectural Committee Report. During the past year, the following requests were submitted:

- 3 shed requests (1 denied)
- 1 patio expansion
- 1 driveway expansion
- 1 pergola
- 2 generators
- 1 drainage

### Community Events - Jessica Burger

Jessica gave the Community Events Report. This year the Easter Egg front yard hunt and the Kona Ice Summer Kickoff were the two community events held. Both received positive feedback.

### Landscape Committee – “Yard of the Month” – Jessica Burger

Jessica reported on the monthly event and advised that a \$25 gift card is given to the designees (2) each month during April – August/September.

## **Community Updates**

Miles discussed completed Projects for the year including the replacement of coping around the pool, updated lighting to LED at the entrance planters, and replanting of the landscaping at the entrance.

## **New Business**

Miles opened discussion on the new business which included new pool signage, pool behavior compliance and cooperation, quality of the pool furniture, and possibility of a covered basketball court in the park area (which would require City approval). The 2022 budget was reviewed. It included addressing the drainage issues on Deep Stone under the Special Projects/Improvements category.

There were no additional topics requested to discuss.

## **Announcements**

Matt Callaway announced the results of the election. The election resulted in Belinda Newman and Doug Beck being elected to the Board from a preference poll since there was no quorum. Miles Enzor and Matt Callaway agreed to continue serving on the Board. Jennifer Burger was nominated and agreed to serve as the Alternate Board Member.

## **Adjournment**

The 2021 Annual Meeting was adjourned by Miles Enzor at 8:07pm.