

MINUTES
PROPERTY OWNERS OF CASTLE ROCK
DIRECTORS MEETING
Tuesday, April 11, 2023
Neighborhood Partners Office

Call to order: 6:15 p.m.

Establishment of Quorum

President—Miles

Secretary Report

Secretary—Cindy

Minutes January 10, 2023

Belinda motioned to approve the minutes; Miles 2nd the motion

Treasurer's Report

Doug reviewed the Financial Reports as follows:

- 3 % under budget@ first quarter

Miles approved the budget and Belinda 2nd. All in favor

Management Report

A/R current

Past Due balance from violations \$55.26

- Billed 288 x \$500=\$144,000 Paid to date \$140,050 or 97% paid balance. \$3,950 outstanding

Lien Status Report

No liens

Resident Property Status 288

Homeowners 225

Rentals 56

Weekend 7

Pool Annex

Pool Attendants – Hired one

Status on Concerns

4277 Rock Bend solar panels – moved to side of house 3/30.

Finished Business

Broken water fountain in pool area has been removed. Masonry work completed.

Unfinished Business

None

Committee

Spring festival was held on April 2 and was a huge success.

April thanked for all her hard work and the board voted to award a gift card from Chick Fil-A

Thank you to April's brother for being the Easter bunny and to Cindy, Marv and Amy for helping on the day of the event.

New Business

Spring Projects:

- Estimates have been submitted by two vendors to create a living sound barrier along William D. Fitch roadway. The committee voted to question them further and possibly to request an estimate from a third vendor.
- Top Point Tree—estimate to treat common area tree near 4114 rocky Mountain. Committee will secure a quote to balance limbs, especially over homeowner's garage.

- Cindy suggested that we re-write the homeowners' landscape requirements to reflect homeowners' responsibilities rather than builder's requirements.
- The park sign has been rehabilitated by the Parks Department and returned to site.
- City Works Department will re-paint fireplugs in Castle Rock.
- New chair lounges have been installed around the pool. Old lounges will be disposed of as necessary.

Adjournment 7:54 p.m.

Documents:

Agenda

Emailed: 4th Quarter Comparison Report

P&L Report

Balance Report

Submitted by HOA Secretary, Cindy DuBois