

MINUTES  
PROPERTY OWNERS OF CASTLE ROCK  
DIRECTORS MEETING  
Tuesday, January 9, 2024

Meeting called to order at 6:35 p.m. by Miles Enzor.

**Establishment of Quorum**

President, Miles

Present were Miles Enzor, Ross Williams, Eddie Salazar, Scott Cloud, and Sandie Miller representing Neighborhood Partners. Absent was Doug Beck (alternate).

**Secretary Report**

Secretary, Scott

Minutes of Meeting of October 12, 2023, Directors Meeting

Eddie motioned to approve the minutes, Mile's seconded the motion via email November 15, 2023.

**Treasurer's Report**

Treasurer, Ross

2023 Profit & Loss, Balance Sheet, and Budget vs. Actual P&L Comparison Report were reviewed and discussed.

Scott raised a question concerning insurances.

Miles motioned to approve the full-year 2023 financials. Eddie seconded the motion. Motion carried.

**Management Report**

Neighborhood Partners, Sandie

A/R Current \$ 83,900.64 outstanding dues

288 X 500.00 = \$144,000.00

To date have collected 42% of the annual dues

Lien Status Report - No liens

Resident Property Status 288

Homeowners – 223

Rentals – 58

Weekend – 7

Pool Annex –

Spring Break begins March 9. Sandie requested consideration of opening the pool on May 1, or perhaps earlier for Spring Break. Problem can be having to close the pool for subsequent cooler weather. It was agreed to reconsider the matter as we get closer to Spring Break.

**Finished Business**

Landscape Contractor – 30 day notice to cancel the contract was given on December 1, 2023 with the notice period ending December 31, 2023.

Reasons for cancellation of the contract were reviewed and discussed. These include the following:

- EZ Decoder presented to the board as a viable option for irrigation system retrofit in 2022 was never completed and now they say it can't be done.
- HOA received Notice of Liens on 6-14-2022 for plants purchased for the Castle Rock Parkway replant and another one on 1-12-2023 for the mulch that was purchased through them that were not paid by the contractor in a timely manner.
- Dissatisfied with the condition of the sod after repairs. Residents report witnessing mowers running over irrigation flags before repair was finished and weeds in the flowerbeds.
- Bringing in "past due" invoices that were never sent to us previously.

- Irrigation issues in common area along Hwy 40 and Rock Bend back yards soaked. Not repaired in a timely manner, notified several times via email and phone about leak. Resulted in large irrigation bills for September, October, and November, 2023.

The contractor feels that they should be paid through March 31, 2024. Sandie explained that the contract has a 30-day cancellation clause.

Eddie motioned that per its language the landscaping contract with this contractor can be cancelled with no further obligation upon 30-day written notice, and as such no further payment for services beyond January 31, 2024, should be made. Miles seconded the motion. Motion carried.

### **Unfinished Business**

A new landscape maintenance contract for Castle Rock was signed with Green Teams. A landscape enhancement proposal is waiting to be signed for the proposed landscape work along Highway 40. Sandie indicated that Green Teams could schedule the proposed landscape work along Highway 40 during March. As such, Miles will sign the new contract so that Green Teams can get the work on their schedule soonest.

### **New Business**

Sandie raised the issue of treatment of the common area tree at 4114 Rocky Mountain. It was agreed to wait until March to review additional treatments for the tree.

Sandie asked about posting a "Run for the Roses" flyer on the Castle Rock HOA community website. It was agreed not to post the flyer on the site.

Meeting adjourned at 7:30 p.m. by Miles Enzor.

### **Documents:**

Agenda for the Meeting

Emailed to Directors before the Meeting:

- 2023 Profit & Loss Statement
- Balance Sheet as of December 31, 2023
- 2023 Budget vs. Actual Profit & Loss Comparison Report