

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

Meeting called to order at 6:32 p.m. by Miles Enzor.

Establishment of Quorum

President, Miles

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

Secretary Report

Secretary, Scott

Minutes of Meeting of January 9, 2024, Directors Meeting

Miles motioned to approve the minutes, and Eddie seconded the motion via email January 22, 2024.

Treasurer's Report

Treasurer, Ross

2024 Q1 Profit & Loss, Balance Sheet, and Budget vs. Actual P&L Comparison Report were reviewed and discussed.

Scott raised a question concerning annual dues process. Sandie reviewed entire revenue and collections process.

Miles motioned to approve the 2024 Q1 financials as presented. Eddie seconded the motion. Motion carried.

Management Report

Neighborhood Partners, Sandie

A/R currently \$4,715.75 of outstanding dues.

Certified letters mailed to non-paying owners on 4-8-2024 with payment options.

Neighborhood Partners will send to attorney for collections processing on 5-10-2024.

Lien Status Report - No liens

Resident Property Status 288

Homeowners –	222
Rentals –	59
Weekend –	7

Status on Concerns:

Hart Landscaping – SiteOne has negotiated with Neighborhood Partners to settle the matter of unpaid amounts for materials delivered to Castle Rock (as ordered by Hart Landscaping) and the associated lien placed on Castle Rock. SiteOne has agreed to release any liens for a reduced payment amount of \$1000.

Miles motioned to accept the settlement negotiated with SiteOne, including payment on behalf of Property Owners of Castle Rock of \$1000 in exchange for release of any and all liens placed on Castle Rock by SiteOne. Scott seconded the motion. The motion unanimously carried.

Post meeting note: SiteOne was emailed a copy of the check, and Neighborhood Partners has mailed the check.

Finished Business

Landscaping along Hwy 40 – Green Teams
Fence repairs and touch up of stain

Several in attendance raised that there was an obvious problem with the entrance fountain as the water was turning murky. *Post meeting note: The fountain was repaired the next day. A wire had to be replaced to the filter pump. Up and running with fresh chemicals added to clear up the water.*

Unfinished Business

Bank Accounts – Truist Bank and First Financial

Ross motioned to move cash to the higher interest rate account, i.e. \$100,000 to be moved from Truist Bank to the money market account at First Financial. Miles seconded the motion. The motion carried.

New Business

- Schedule of Fines – Revise to add ACC submission and compliance
- Pool Annex – Estimate for Pool Shade from McKenna Contracting
- Pool Annex – Gate at entrance
 - Calls continually that they cannot get the gate open with FOB
 - Gate is not latching securely
 - Estimate from 2022 for replacing the frame, pull gate – repair rust and powered coat

Sandie presented a revised schedule of fines to add fines for architectural control submission and compliance. Reviewed and discussed with Board.

Eddie motioned to approve the revised schedule of fines as presented. Miles seconded the motion. The motion carried.

A new pool shade as quoted is pretty expensive. All agreed to defer this purchase until next year.

Discussion of problems with the pool area gate closing completely and FOBs not working properly. Miles agreed to go by and check on this at the pool. May need repair or replacement. *Post meeting note: Miles stopped at the pool on his way home and found a small area of rust that he is going to grind and touch up with paint. He found the closure binding, so we have requested Mike to get that replaced.*

Scott initiated discussion of houses in the neighborhood that may need new paint and/or cleaning. Sandie indicated that spring process has already started to send notices to owners for non-compliance. Discussion around possibly providing owners a short list of tradesmen for painting, cleaning, etc.

Meeting adjourned at 7:40 p.m. by Miles Enzor.

Documents:

Agenda for the Meeting

Emailed to Directors before the Meeting:

- 2024 Q1 Profit & Loss Statement
- Balance Sheet as of March 31, 2024
- 2024 Q1 Budget vs. Actual Profit & Loss Comparison Report