

Minutes of the Annual Castle Pointe HOA Board Meeting September 14, 2023 at 6:30 PM

Present were board members: Steve Baska, Janice Gonzales, Drew Conneen and Linda Stoffel and Steff Moen. Doug Moen (Landscape and Snow Committee) and Bob and Carla Almer (ARC and Social Committees) were also present.

Prior to the meeting Janice and Mary Dee provided a delicious meal, dessert and beverages. The attendees enjoyed an hour of socializing. We also had a very informative 30 minutes presentation and Q&A on the upcoming Douglas County School Referendum by Andy Abner, Principal of Rock Canyon High School.

1) A quorum was confirmed as there were 20 households present and 6 proxies. This was one of the highest attended meetings ever.

2) Minutes from the last annual meeting were approved, as presented.

3) The 2024 Budget was approved following Janice's review of: a 5% increase in landscaping contract; explanation of legal expenses related to street let and new state mandated HOA policies; excess funds will be put in an interest-bearing account.; the board will review options to reduce the excess funds, i.e., increase landscaping subsidies, dues reduction, etc.

4) Election of Directors was held with the only candidate, Carla Almer, being elected to replace Drew, who did not re-run. Both Steve and Janice were unopposed and re-elected.

5) Committee Reports:

- a. Landscape committee's Linda reported on yards and irrigation systems and the challenges of dealing with neighbors who don't request repairs on the CP website. Prior scheduling is critical so Keesen can do the work in an orderly way. A turnoff sheet was circulated for residents who want to pay an HOA provided landscape contractor. Residents were encouraged to replace their own irrigation equipment, e.g., timers, as Keesen's costs are generally much higher.
- b. Doug reported that the snow removal contract was renewed with no cost increase. He reminded residents of the 4inch trigger and that there are a few "helpful residents" who shovel a few driveways for residents who may have difficulty doing it themselves.
- c. Bob reported on ARC having far fewer requests in 2023 than the prior year. He reminded residents that we do not need to submit ARC requests to Forest Park, only to Castle Pointe via the website.
- d. Carla and Janice gave a brief social update and reminder of the HOA Christmas/Holiday party at The Ridge.

6) Homeowner Forum: Janice is following up with CP Metro to have the repair patching, at the lower end of our circle, completed; Judy Kleeman explained that their RV parking on Forest Park Dr. is legal, as long as it's for under 72 hours, per city ordinance; Steve reported that FP continues, slowly, to survey the rock walls, to determine responsible parties to repair the walls which continue to crumble; Steve reported that the board will continue to review message board options and that FP will not be doing any mailbox canopy purchases in the next few years due to more pressing capital projects; Linda recognized the wonderful work done by our entrance beautification committee.

Adjourned at 8PM.

Submitted by Drew Conneen, September 15th, 2023