

Minutes from HOA Meeting of January 9th, 2026

2:00 PM at the home of Bob and Carla Almer

Meeting was called to order at 2:13 by Bob Almer

In attendance was Bob & Carla Almer, Doug Moen, Mark Brozovich, Linda Stoffel, Janice Gonzales and Becky Goldsmith.

Bob read the minutes from the previous meeting on September 15th, 2025. Minutes were unanimously approved by all in attendance.

Items for Discussion:

1. The transition from Rowcal HOA management to Avenue One Properties beginning 1/1/2026. The transition is not going smoothly, the Avenue One website continues to be problematic for residents who attempt to sign up and create an account. Doug said he was finally successful after much trial and error to create his account and ACH payment. He will write up step by step instructions that Bob will email to Castlepoint residents.
2. Bob shared that he had received the fee schedule from Western Law, the law firm that is on retainer by Castlepoint HOA. 13 pages of fees explaining what is and is not included in their services. It was agreed that Western Law will continue to be the firm used when/if needed.
3. Budget update from Janice. Janice reviewed the budget from 2025, there were no big deficits or discrepancies. Janice was still waiting on a few figures in order to complete the final budget for 2025.

4. Cova tree is continuing to water and prune the pine trees at the entrance, all agreed that the trees are doing better since Cova began taking care of them.

5. The message board is ready to be installed. Janice will request a price from Robert's Handyman Services in Castle Rock to install the message board and also install LED lighting at the front entrance.

Committee Reports:

Architectural Committee - Mark Brozovich

1. The Koltons landscaping is mostly complete except for a few plants coming in the spring and they have submitted a request for new windows.

2. Rebecca and Brian Thomason have also submitted a request for new windows.

3. Tracy Lewis and Mark Osler mentioned to Mark that they are going to do some landscaping in the spring, Mark reminded them that they must submit their plans to the ARC committee for approval prior to beginning a new project.

Landscape Committee - Linda Stoffel

Linda commented that Keeson continues to do an excellent job for our community. Mark and Bob spoke with the superintendent of the Ridge golf course and discussed cleaning up dead plant debris and leaves. It was agreed that the golf course and our community will work together to keep the native area maintained for fire mitigation and appearance.

Snow Committee - Doug Moen

Doug said the neighborhood volunteers who shovel snow continue to help residents when snow levels do not warrant calling out Keeson. The volunteer work also keeps the cost down for snow removal.

Social Committee - Carla and Janice

Carla discussed upcoming events and possibly adding new events, more to be discussed in the future.

Carla moved to adjourn the meeting, Mark seconded, meeting was adjourned at 3:33