

**CASTLE HIGHLANDS HOMEOWNERS ASSOCIATION
C/O PRISTINE COMMUNITIES
P.O.BOX 124
CASTLE ROCK CO 80104**

MINUTES OF 2011 ANNUAL MEETING OF HOMEOWNERS

The Annual Meeting of Homeowners was convened on January 27, 2011 at 7:00 p.m.

Board members in attendance were Lyle Wilkes and Tom Rupert Also in attendance was John O'Connor of Pristine Communities, Inc.

There were 14 homeowners represented either in person or by executed proxies..

John O'Connor certified that notice of this meeting was sent first class mail to all owners of record on January 7, 2011. He also certified that a quorum was represented to hold the meeting.

A motion was made, seconded and passed to approve the Minutes of the January 28, 2010 Annual Meeting as presented.

President Rupert provided an overview of the projects undertaken and completed by the Association during 2010.

John O'Connor reviewed the financial statements dated December 31, 2010 and answered homeowner inquiries.

President Rupert advised the homeowners that two positions were up for election on the Board of Directors and that two nomination had been received – Tom Rupert and Lyle Wilkes.

President Rupert opened the floor for additional nominations and none were made.

A motion was made, seconded and passed to elect Lyle Wilkes and Tom Rupert to the Board of Directors by affirmation rather than casting of ballots.

The 2011 budget was presented and reviewed by the homeowners. A motion was made, seconded and passed to ratify the 2011 budget as presented.

A motion was made, seconded and passed to adjourn the meeting at 8:00 p.m.

**Respectfully submitted
John O'Connor**

Recording Secretary