



Glen Oaks Home Owners Association  
Castle Pines, Colorado 80108

## Glen Oaks BOD Meeting August 23, 2012

Meeting was called to order at 7:07 pm by Steve Martin.

Members present: Steve Martin, Ray Marquez, Matt Amerlan, Tasha Verebelyi, Scott Blaeser. Doug Smith – Haulaway, Gregg Fisher – Master Association.

Doug Smith from Haulaway was present to answer any questions that the Board had about weekly recycling.

Doug will send recycle list with what and can't be recycled to Tasha. Tasha will update Glen Oaks website with a full list of approved trash and recycle items. A homeowner can lease an additional roll-out recycle bin for \$2.50/month.

Matt proposes to start weekly recycling on September 1, 2012. Scott 2<sup>nd</sup>, motion passed. Matt will send a letter to all homeowners letting them know.

Gregg Fisher is the newest member of the Master Association and wanted to introduce himself to the Board.

### Previous Meeting Minutes

Steve motioned to approve July 23<sup>rd</sup> minutes, Ray 2<sup>nd</sup>. Motion passed

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### Financial Report

We had a few repairs to the sprinkler heads by Merritt Residential and Swingle invoice for mowing open space. We may be able to submit an adjustment request to Metro District for water charges, Steve will check into this.

### ARC

Steve spoke briefly with the HOA attorneys regarding ARC request that is encroaching on HOA open space as well as other landscaping projects that has been found to be on HOA open space. The attorneys suggested the following options:

- 1) We can do a quit title to remove the encroachment from the open space. This is a lengthy, expensive process and not the best way.

- 2) Easement agreement – we would sell the homeowner the property.
- 3) License agreement – does not convey an interest in the real property to the homeowner. The board can revoke the license agreement at any time. The attorney will file this with the county. Rough approximate charge of \$800 fee assessed to the homeowner for cost of legal fees/documentation. The attorney would create a template for other homeowners on a fixed cost basis.

Matt asked if liability would fall under the homeowners insurance, Board will ask attorneys.

#### Front Entrance Sprinkler System

Priscilla Holdcraft had asked Swingle to look at a spot in front of the north planter that had a large amount of crabgrass and to provide a proposal for weed application.

Steve and Ray met with Brad Meyering to discuss the Glen Oaks sprinkler system that had a water run-off onto Monarch Blvd. Brad suggested upgrading replacement heads and changing the water spray pattern and looking into a xero-scape system. Brad suggested having a landscaping company come out to trim the lower tree branches.

#### Welcome Committee

New homeowners on Meadowrose and Oakview place

#### Master Association

Gregg Fisher is a Director at large for the Master Association, and President of CPN2. The Master Association would like to get to know the separate boards and homeowners better. Gregg is meeting with the Metro District regarding updating the open spaces along Glen Oaks the area along the golf cart paths.

Steve passed around the delegate form for the Master Association and will fax the completed form back to Premier Property Management.

#### Unfinished Business

##### Golf Cart Path Easement agreement

Steve is working with Brian Stopps to finalize the agreement. Steve spoke with The Ridge about the missing STOP signs on the path.

##### Street light Agreement

The agreement came in less than expected from IREA.

Motion by Scott to approve street light installation and sign contract on behalf of Glen Oaks HOA. 2<sup>nd</sup> by Tasha. Motion approved. Charley gave us several options to finance this additional item.

#### Mailboxes Update

Matt has not received a quote yet. He will provide us with a range of replacing existing mailboxes. Matt will receive a quote within the week for the Board to review.

#### New Business Open Space

Scott would like to have our neighborhood Boy Scouts to help clean up the open space and form a small trail. Then next spring put gravel down and start to form a trail complex.

#### Block Party September 8<sup>th</sup> 4pm on Oakview Place cul-de-sac.

Association Insurance Company  
Scott spoke with Glennis Cox regarding our Glen Oaks HOA Insurance. She stated the increase in rate was based on increase costs of Directors and Officers coverage which is happening throughout the industry. Steve researched the same policy with State Farm, along with Heard Financial Solutions, and this proposal came in for less money with the same coverage the HOA is currently receiving.

Scott moved to have Charley Heard move forward with moving our HOA insurance to State Farm. Tasha 2<sup>nd</sup>. Motion passed.

Late Dues  
Homeowners that are late on HOA dues will receive a letter from the HOA management company on Sept. 5<sup>th</sup>.

Next meeting tentatively scheduled for 7pm on September 25 at Scott Blaeser's House.