



**Glen Oaks Home Owners Association
Castle Pines, Colorado 80108**

**Monthly Board of Directors Meeting
March 19, 2012**

Call to Order

Meeting was called to order at 7:06 pm, by Steve Martin

Members Present: Steve Martin, Scott Blaeser, Ray Marquez, Tasha Verebelyi, Matt Amerlan

New Board Member Assignments

Current Board Officers are as follows:

President – Steve Martin

Treasurer – Ray Marquez

Vice President – Scott Blaeser

Member At Large – Matt Amerlan

Secretary – Tasha Verebelyi

Approval of Previous Meeting Minutes

Steve Martin motioned to approve the minutes from the previous Board meeting

Seconded by Scott Blaeser

Motion passed unanimously

Financial Report

Glen Oaks received the annual financial report from Charley Heard at the Annual meeting. It was noted to watch financial expenditures for the golf course agreement of which \$306 remains. These funds may also be used for attorney's fees regarding Glen Oaks open space in the future. Glen Oaks also received a new consulting agreement from Heard Financial for the upcoming year at a cost of \$310/month. In comparison, other HOAs pay around \$1,000/month. Steve Martin motioned to continue using Heard Financial, Ray Marquez seconded. Motion passed unanimously.

Also, Ray Marquez brought up that the bank we currently use for Glen Oaks (Colorado Capital in Castle Pines North) is closing. Charley Heard will move all funds to Castle Rock Bank. Ray brought up moving approximately half the funds into a short-term CD. Steve Martin motioned to move Glen Oaks account to Castle Rock Bank, Scott Blaeser seconded. Motion approved unanimously.

Architectural Review Committee Report

Tasha Verebelyi reported that the ARC newsletter was ready to print and distribute to homeowners pending the final link to the ARC Request Form on the CPNHoa.org website.

Welcome Committee

Nothing to report at this time.

Master Association Report:

Ray Marquez & Steve Martin attended the Master Association meeting on March 15, 2012. They reported that CPN is in talks with the Beverly Hills homeowner's association regarding the property north of Castle Pines Parkway off I-25.

Matt Amerlan volunteered to be the 3rd alternate to the Master Association. Current Master Association delegates are:

Scott Blaeser – Delegate

Steve Martin – Alternate

Ray Marquez – Alternate

Matt Amerlan - Alternate

Old Business

Glen Oaks Open Space:

Scott Blaeser is meeting with Your Maintenance Service on March 20, 2012 to walkthrough open space and brainstorm ideas. We will receive an initial quote for a trail and a 2nd quote for park build out.

Scott prepared a letter to send to homeowners with open space encroachments. Steve proposed sending a draft of the letter to Hyman Sanchez for input prior to sending it to homeowners.

Golf Course Agreement:

Brian Stopps has pulled previous similar agreements from Douglas County. He has spoken with the attorneys at Hyman Sanchez who will review the documents and forward their findings to Board members.

Glen Oaks is requesting that landscaping services at the front entrance of Glen Oaks be maintained by The Ridge Golf Course.

Homeowner Directory:

CPN will be issuing a homeowner's directory in early summer. The CPN directory is issued every 2 years. We will potentially issue a Glen Oaks homeowner directory in the year that CPN does not.

New Business

Sprinkler Heads at neighborhood entrance:

We will need to allocate funds to replace the sprinkler heads at the front entry of the neighborhood soon. The current system has 16 zones and 26 older-style heads. We may contact Charley Heard for referrals or use some smaller residential companies.

Mailboxes:

Many mailboxes in the neighborhood are original. Steve Martin has been researching the cost of putting in a central mailbox unit versus the cost of repairing/replacing worn posts and boxes. 1 central pedestal unit would cost approximately \$1200 and we would require 4-5 pedestal units. In some cases, post offices have been known to supplement the cost of pedestal boxes.

Light Pole:

IREA recently replaced a burnt-out bulb in one of our streetlights. Steve Martin has been researching the cost of putting a new light pole at the end of Glen Ridge. IREA charges an engineering fee of \$100 to consult for a new streetlight. A new streetlight would cost approximately \$3,000-5,000, however we would need the IREA consult for specific numbers. Steve Martin motioned to authorize IREA to consult for installing a new street light at the end of Glen Ridge Drive, Scott Blaeser and Matt Amerlan seconded the motion. Motion passed unanimously. Scott Blaeser brought up that we might need to have special lighting at the trailhead when the new trail opens.

Summer party:

Jacqueline Blaeser will once again plan the summer block party. Tasha Verebelyi & Janice Marquez volunteered to help her.

Snowplowing:

After the annual homeowner's meeting Steve Martin spoke with Brad Myering regarding snowplowing for Glen Oaks. Brad requested all the snowplow drivers to plow Glen Oaks for 2 lanes instead of 1. Brad specified that if homeowners parked their cars on the street it would prohibit the plow drivers from plowing both lanes.

Next Meeting Dates:

The next Board of Director's meeting is scheduled for April 25, 2012 at 7pm.

Adjournment

Meeting adjourned at 8:16pm.