



Glen Oaks Home Owners Association  
Castle Pines, Colorado 80108

## Glen Oaks HOA Board of Directors Meeting September 25, 2012

### Call to Order:

- Meeting was called to order at 7:04 pm by Steve Martin.
- Members Present: Steve Martin (President), Ray Marquez (Treasurer), Matt Amerlan (Member at Large), Scott Blaeser (Vice President)

### Approval of Previous Meeting Minutes:

- Steve Martin motioned for approval, Scott Blaeser seconded. Minutes were approved pending minor changes.
- Steve Martin mentioned that he was not able to access previous Glen Oaks minutes on the CPN HOA website. Scott Blaeser to investigate.

### Financial Report:

- Ray Marquez stated that \$3,826 was budgeted for the block party and the actual amount came in at \$3,650.
- Street light was installed under budget for \$2,495; \$3,000 was budgeted by the Board.
- \$625 insurance invoice was submitted by Charley Heard for payment approval.
- Steve Martin is to follow-up with Brian Stopps to get golf course easement agreement in place.
- Steve Martin will follow-up with attorney's regarding open space templates the Board can use for homeowners that have encroached on Glen Oaks HOA property. The attorney's have already charged the HOA 0.3 hrs (\$81) for time regarding this matter.
- \$150 invoice has been submitted by Swingle for payment regarding mowing of open space and weed application at the front entrance.
- Ray Marquez received a \$30 invoice from the Welcome Committee for gift basket.

### Architectural Review Committee Report:

- Home owner complaint of dead grass and an unsightly yard next to the Verebelyi's house.

### Welcome Committee:

- Nothing specific received from Terri other than the invoice for the gift basket.

### Master Association Report:

- Ray Marquez attended the Master HOA meeting.
- Oct. 5, CPR class from 9-11 at the District Office

### Master Association cont':

- A church is being built (planned) near Elk Ridge Park.
- Oct. 20<sup>th</sup> is the Run Wild fundraiser for the Castle Pines Library.
- A Montessori Middle School is being planned for our community; concern by community leaders is that the school will be framed in wood as opposed to block/brick as other Douglas School buildings are constructed.
- Approximately 2000 people attended the movie night.

### Unfinished Business:

#### Golf cart path easement:

- Steve Martin will e-mail Brian Stopps to get a status on the agreement.

#### Open space encroachment:

- Steve Martin will call the HOA lawyers within the next week regarding the land lease agreement and will confirm pricing. The question will be asked regarding what will the HOA do if a homeowner refuses to sign a land lease agreement.

#### Front entrance sprinklers:

- HOA received an evaluation on our sprinkler system that raised more questions than answered. The evaluation mentioned potential annual cost of \$800-\$1200 per year to include replacing 4-6 heads per year and 1 to 2 valves.

#### Mailbox update:

- Matt Amerlan investigated options for the HOA in replacing / reconditioning the mailbox posts and boxes. Two options were presented by Madera: Option 1 – recondition the existing posts by sanding and staining them. New boxes will cost \$21.99 per box, post replacement (as needed) would cost approximately \$80 per post. Cost for this option would be \$3,175 plus \$1,470 for the boxes supplied by ACE (a potential discount will be explored for the boxes) with additional cost being should any posts need replacement. Option 2 – would be approximately \$1,000 more but would include a 4x4 composite sleeve to go over the existing post. The board supports Option 2 as it will last the longest and be maintenance-free for a long period of time.

### New Business:

- Two homeowners still have not paid their HOA dues. The board will instruct Charley Heard to send a final notice at 90 days instructing the homeowner to pay their dues within seven (7) days or the Board will turn the account over to the HOA attorney for collection.
- Julie Snook requested the board to review and update Glen Oaks by-laws. The Board will bring this discussion to the annual meeting.

### Next Meeting Date:

- October 23, 7:00 pm at Ray Marquez's home.

### Adjournment:

- Meeting adjourned at 8:33 pm.