



Glen Oaks Home Owners Association
Castle Pines, Colorado 80108

Glen Oaks BOD Meeting August 19, 2013

Meeting called to order by Scott Blaeser at 7:33pm

Members present: Scott Blaeser, Matt Amerlan, Tasha Verebelyi, Melanie Williams

Also present: Rick Minogue & Shannon Marshall from Hammersmith Management

Previous Minutes

Motion to approve minutes by Scott. Tasha 2nd. Motion passed.

New Business

Shannon Marshall from Hammersmith Marshall (HM) spoke regarding the background of HM. The proposal would move Glen Oaks from a self-managed Board to a community managed service. HM is a full-service management company. The role of HM would be to implement the decisions of the Board. Client management services are available from 6am-12pm daily. HM manages neighborhoods from 22 homes to 2700 homes. HM also manages Whisper Canyon and Estates at Buffalo Ridge. Contract term is for 1 year. That would include 6 meetings per year and an annual homeowner's meeting. Pricing structure is \$1,005 per month, which averages to \$15 per household per month, or \$180 per household per year.

Block Party this Saturday, August 24th.

Financial Report

Charley advised to send letter to homeowners in arrears for 30 days for HOA dues and fire mitigation on September 1. Motion to approve by Tasha, Melanie 2nd. Motion passed.

Fire Mitigation

Fire Mitigation has been completed. Work was completed at budget, aside from additional hand cutting charge that was necessary that wasn't on the initial bid.

ARC

Several new ARC requests have been submitted and approved.

Welcome Committee

3 Welcome baskets have been delivered to date.

Master Association

Melanie attended the last meeting.

- CPN has hired a new PR firm
- Next meeting is Thursday Sept. 19th 7 pm
- There are talks to add 71 additional townhomes in the property adjacent to Timber Trail Elementary

Unfinished Business

Several fees have been collected regarding open space encroachment.

New Business

Mailbox

The Board is collecting additional bids regarding the project.

Online Storage

Tasha recommended using Google Drive for storing documents pertaining to Glen Oaks BOD. Storage is free up to a certain level and the cost is rated after that.

Scott motions to approve getting online storage for HOA, Tasha 2nd, motion passed.

New business

Next meeting scheduled for 7pm Thursday, September 26th at 7pm Tasha's house. 7738 Oakview Place.

Meeting adjourned at 9:21pm by Tasha Verebelyi .