



Glen Oaks Home Owners Association  
Castle Pines, Colorado 80108

## Glen Oaks BOD Meeting October 7, 2014

Meeting called to order by Tasha Verebelyi at 7:12pm. Members present: Melanie Williams, Tasha Verebelyi, Matt Amerlan, Skip Thurnauer,

### Previous Minutes

Matt motions to approve, Skip 2<sup>nd</sup>. Motion passed.

### New Business

- Skip spoke with Hindman Sanchez re:reviewing the HOA by-laws. Melanie motions to submit documents for review, Skip 2<sup>nd</sup>. Motion passed.
- Tasha spoke with Jeff Kutzer from The Management Firm regarding contract. TMF is revising their contract to comply with new regulations coming on January 1, 2015. They will incorporate our changes as much as possible and send us a revised contract to review when they have finalized it.

### Financial Report

- 3 separate valve leaks in the sprinkler system resulted in a higher than normal water bill. Metro District will adjust the cost per gallon because the overage was caused by leaks.
- Welcome Committee budget has been increased to reflect cost of baskets.
- Invite Charley to next meeting for budget review and recommendations
- Motion to approve financials by Tasha, Skip 2<sup>nd</sup>, motion passed.

### Front Entrance

Blow out sprinklers and clean up front entry beds.

### ARC

Nothing new to report.

### Welcome Committee

Tasha will check with Jacqueline to see if she wants to continue, if not Tasha will take. Tasha will check with local business for gift cards for baskets.

### Master Association

Skip will attend the next meeting

## **Unfinished Business**

HOA Mgmt Company

- Send updated contract to Jeff and specify to what the exact cost will be
- Update by-laws and how to stay current on State statutes
- National HOA newsletter or state-wide

## **New business**

Add new No Soliciting sign at the beginning of the neighborhood to the Annual meeting

Caution children sign

Pool vote

City of Castle Pines Public Works department reviewed the status of our streets and deemed them above average in terms of acceptability and structure.

Next Board Meeting: Tuesday December at 7pm, at The Ridge

Meeting adjourned at 8:54pm Tasha Verebelyi.