



Glen Oaks Home Owners Association  
Castle Pines, Colorado 80108

**Glen Oaks HOA Meeting re Special Assessment  
July 21, 2015**

Meeting called to order by Skip Thurnauer at 7:10 pm. Board Members present: Skip Thurnauer, Briea Berry, Melanie Williams, Carmen Decker, Matt Amerlan

Attorney Kiki Dilly present from Hindman Sanchez

Homeowners present: Kathy Magaziner, Jeff Sachs, Jacke Young, Steve Martin, Peter O'Conner, Natasha Verebelyi

President presents power point providing summary of history and need for revision of documents

Discussion regarding HOA's approval of revision of documents at annual meeting in February. Interest came about couple of years ago when companies came in to possibly manage Board and recommended revising documents

Given the HOA is small, only 65 homes, did not warrant cost of having management company; however need for revision of documents identified

New residents coming in have identified documents need to be revised, lost one sale as a result of documents

Consulted with counsel, Hindman Sanchez, who recommended revision of documents

BOD did due diligence regarding process, cost and what it entailed

At this year's annual meeting passed resolution to make change

Discussed current docs are 30 years old and created with first homeowners in 1986. During the last 30 years laws have changed related to HOAs. Documents have never been changed despite the fact the community has changed

Goal is to protect the rights of all property owners and protect people so not unforeseen issues at time of sale and purchase of property

Documents to be amended include: Declaration/Articles of Incorporation/Bylaws  
President discusses each of the documents to be revised  
Discussion of process of amendment

Cost is attendant to process and varies by number of changes etc. HOA Budgeted for final process through court, however, hopefully this is unnecessary and \$300 is more than enough to cover cost.

Comments received from HOA members

HOA members (Saks and O'Connell) raise cost and that additional bids from other law firms may be warranted.

Tasha Verebyli moves to encourage board to seek additional bids. Tasha makes motion and Melanie (Treasurer) seconds the motion

Second motion to keep initial assessment at \$150. Tasha makes the motion and Melanie seconds the motion

Steve Martin raises question that if there is no management company who enforces the documents. President responds the BOD and that the revised documents may institute a schedule of fines for violators

Encouraged homeowners to provide feedback during process

Adjourned at 7:40