



Glen Oaks Home Owners Association  
Castle Pines, Colorado 80108

## Glen Oaks BOD Meeting September 14, 2015

Meeting called to order by Skip Thurnauer at 7:32 pm. Members present: Skip Thurnauer, Bria Berry, Melanie Williams, Carmen Decker, Matt Amerlan

### Previous Minutes

Skip moves to approve the minutes for the special meeting held on July 21, 2015 as well as previous BOD monthly meeting minutes with an amendment that letter was to follow informal discussion with owners at corner of Glen Oaks and Glen Ridge. Matt 2<sup>nd</sup>.

### Architectural Review Committee

Fence Update for lot on corner of Glen Oaks and Glen Ridge, 7963 Glen Ridge Drive  
- Bria and Melanie will go over and informally request a status regarding the plantings as approved by ARC

- Skip will send a letter
  - Granted Variance based on rec of ARC
  - Met with Landscape architect and discussed plan and intent
  - Agreed with plan
  - If don't comply with agreement by a certain reasonable date- notify that covenant violation
- Reasonable timeline approx. October 15<sup>th</sup>
  
- We will follow up with counsel regarding covenants and options
- Counsel should send letter outlining that if not taken care of- what options will be

### Other- Landscape

Open space on Glen Ridge –estimate for trimming hillside – less than \$200 Melanie will authorize

### Financial Update

- a. **Dues and Assessment Status-** Reviewed delinquent fees – 6 outstanding – follow up letter will be sent by Charlie – Melanie will tell Charlie to send follow up letter
- b. **Matt moves to approve financial report and Skip seconds**

### **Document review**

- a. CND outlined due diligence and additional bids/discussion with our attorney
- b. CND spoke with three attorneys regarding additional bids
- c. Skip moved to approve green light with Hindman Sanchez- Matt seconds
- d. Hindman Sanchez – I will follow up with regarding our decision
- e. Will have ARC members come to one of next meetings to review questionnaire sent by Hindman Sanchez –CND will follow up

### **Neighborhood Party summary and wrap up**

Turn out – lower  
Better communication  
After school starts

### **Holiday Party**

-Ridge – Briea will follow up with the Ridge – will check on availability of dates-  
-Motion for holiday party – Melanie, Matt seconds  
-Notice via email

### **X-Mas Lights**

**-Skip will follow up – if willing to continue to store them that would be great, if not then we can take them and book the contractor**

### **Other**

-Following up on leak and water bill  
-Follow up with Tasha – regarding document repository and contact list for vendors and get passwords for Google  
-Follow up with Hindman Sanchez regarding document retention  
-Auto payment- Melanie will send info regarding auto payment  
-Newsletter- x-mas party, pictures from block party, welcome new residents, covenant rewrite proceeding as planned, aiming for quarterly newsletter, drive carefully, neighborhood events in Halloween

Winnabego – parked next to Tasha’s house- issue resolved

Request for Neighborhood list- updated neighborhood list provided by Charlie

**Contact Information List**

Skip Thurnman: 630-728-6630

Briea Berry: 303-748-9264

Matt Amerlan: 510-809-6833

Melanie Williams: 720-917-9305

Carmen Decker: 720-427-5480 c

**Next Board Meeting**

Next Meeting: October 27<sup>th</sup>, 2015 at 6:30 pm, location TBD

Adjourned at 9:10