



**Glen Oaks Home Owners Association
Castle Pines, Colorado 80108**

**Glen Oaks BOD Meeting
January 27, 2016
CPN Metro District Building**

Meeting called to order by Skip Thurnauer at 7:12 pm. Members present: Skip Thurnauer, Briea Berry, Melanie Williams, Carmen Decker. Charlie Heard present for financial overviews.

- Introductions of Board Members
 - Skip Thurnauer - President
 - Briea Berry – Vice President
 - Carmen Decker- Secretary
 - Melanie Williams- Treasurer
 - Matt Amerlan – Member at large - not present

- Financial Overview 2015
 - Charlie – financial overview
 - July to July, financial year
 - Opening balance
 - Revenues
 - Major Disbursements
 - Closing Balance

- 2016 Budget
 - Factored in 2 ½ % inflation rate
 - Could have increase in dues
 - But may have surplus of special assessment to be allocated back into dues
 - May be able to offset for next proposed budget year
 - May need increase in dues in future years
 - Discussion of whether to put excess in reserve? Or put it towards dues
 - Reserves appear to be sufficient
 - Recurring expenses are covered
 - Non-recurring expenses are what can increase dues or require special assessment
 - Defer need to increase dues until completion of legal review/revision of documents

- Proposed budget – will not include an increase in dues
 - We will maintain dues for 6 months and reassess need to raise dues
 - HO raises question of why the increase in landscaping
 - Some sprinklers broke and had to be replaced in front entrance
 - Weeding
 - If no extraordinary repairs, then will be \$2000 less than budget
 - Reduce landscaping expense and can hold due increase
 - Go line by line and determine if 2 ½ % is reasonable and deliberate depending on document review and costs related
 - Can pair down neighborhood events
 - BOD will review each line item and determine if can reduce
 - HO in foreclosure
 - HOA is owed anything – will be settled
 - ACTION ITEM- We need to file a lien – CND will follow up on filing lien against home
 - Charlie is excused from meeting
 - Revise and approve budget at next meeting
- 2015 Issues, Concerns, and Events
 - Potholes and road repair
 - Neighborhood snow removal
 - Not removed from snowy side of streets
 - Briea had talked with Brad from City – more complaints when they plow if they start on South side of street
 - Harder for homeowners to plow sidewalk
 - City has been notified of concern – so that they are more considerate of issues
 - Cul-da-sacs – have been an issue
 - In five years- best job they have done in snow removal
 - To get service – need to call and call and outline issues with City
 - Expand snow removal lanes
 - Plowing sidewalks of Rental/Vacant properties
 - Notified people that it is still their responsibility if renters occupy premises
 - Documents – need to be provided to renters
 - Entry Holiday Lights
 - Changed vendors because of rising costs
 - Issue about whether we wanted to rent lights
 - Decided to stick with lights and maintain costs and switch vendors
 - Next year will have to bid out again and ensure that they are doing a good job
 - Summary of Landscaping/fence at corner of Glen Oaks and Glen Ridge
 - Variance based on bus stop given two large dogs
 - Contingent on landscaping

- Pressure to get landscaping done
 - House on market
 - Landscaping has been completed
 - Maintenance will reside with new owners
 - Summer and Winter HOA events
 - HO asked to move summer party to another cul-da-sac
 - Will evaluate other locations in 2016
 - Speak with HOs and provide notice
 - Can look at doing the party at the park and evaluate other cul-da-sac
 - Due diligence in June to evaluate alternatives and let homeowners sufficient notice regarding what we have decided
- Updating of HOA documents
 - Rationale discussed
 - 2 assessments totaling \$20,100
 - Progress report and status
 - Next Steps
 - Issues to bring up with Hindman-Sanchez during document revision
 - Indemnity
 - Insurance policy
 - Solar panels
 - Housing of trash – how long you can have a container in the driveway/dumpster that was there for 6 months
 - How does Board address ongoing projects
 - How does Board address large vehicles/Winnebagos parked in street
 - How much in advance of garbage pickup can homeowners put out garbage before trash
 - Once get documents rewritten and approved- communication and summary to homeowners
 - Newsletter
 - Things to include to encourage pride of ownership
 - Dues are for collection of refuse, and other services of HOA
 - Board will evaluate a system of fines vs stopping services
 - Discussion of plan to provide revisions to homeowners for feedback and approval
- 2016 Plans, Issues, and Events
 - HOA document updating
 - Snow removal
 - No solicitation signs or stickers
 - Common area maintenance, pruning, and scrub removal
 - Holiday lights
 - Email and contact update
 - Notification of meeting through emails
 - HOA summer party location

- Fire mitigation – likely 2017 expense
- ARC issues
- Election of new officers for 2 year terms
 - Tasha Verebelyi - running for Board- Ilene nominates and Skip seconds and approved
 - Skip nominates Bob Tiddens and Carmen seconds
 - Nomination for Skip and Briea to continue on Board as President and Vice President
 - All in favor – approved by quorum of home-owners present
- Questions and comments
 - Houses for sale
 - Four for sale right now

Adjourned at 8:33 pm