



Glen Oaks Home Owners Association
Castle Pines, Colorado 80108

Meeting Minutes

Glen Oaks HOA
January 19, 2017 6:30 PM
Duke's, Castle Pines

Meeting called to order by Skip Thurnauer at 6:48 pm. Members present: Skip Thurnauer, Briea Berry, Robert Tiddens, Carmen Decker, Tasha Vereblyi

- Approval of Previous Minutes
 - o Skip approves – Bob seconds

- Financial Review – Delinquent Dues, Assessments
 - o Holiday Lights – expense within budget, good feedback
 - o Exception- Johnny (Landscape Invoice)- higher than expected and did work without review/approval- not proactive regarding things we could do long-term to save money
 - o ACTION ITEM at Annual Meeting have as Agenda Item explore new landscaper
 - Additional Plantings in Front – improve aesthetics
 - Community plantings? Or it will cost more if we need to hire professionals
 - o Briea votes to approve financials and Tasha seconds

- Document Review and Process
 - o Status of First Lien Holders

- Complete- We have addresses of lien holders and identity of first lien-holders
- ACTION ITEM – Bob will get home owner address with first lien holder and name for all properties and ACTION ITEM – Skip will prepare cover letter
- Check on Delivery Confirmation – CND ACTION ITEM- do we need to send certified? YES
- Homeowners –
 - ACTION ITEM- Mail Annual Meeting Proxy forms with the Letter regarding documents with hyperlink
 - ACTION ITEM- outline changes in cover letter that are in documents, State compliance issues, common/frequent complaints, major highlights
- ACTION ITEMS AND ASSIGMENT OF TASKS/NEXT STEPS
 - CND will resend to Skip “final” documents
 - Bob is compiling lien holder addresses and send to Tasha to send out
 - Skip will prepare cover letter
 - Tasha will mail merge and send out to all lien holders letter and hardcopy document (if required)
 - How many paper copies will we need for lien holders?

- Bob – will obtain hardcopies of documents – print 100 for lienholders and HOs who request copy
- Homeowners
 - Letter to let HOs know where will be posted, outline cost if no response/approval, highlight changes and discuss Annual Meeting
 - CND- ACTION ITEM – Send letter and proxy to Kim McGuire for HO email blast
- CND - confirmed we can post draft documents on website/public form for HO review and feedback/approval
- Winter Party Ad Promotion
 - Danielles on January 29th
 - Sign ready and Tasha will pick up and post this week
 - Evite out
 - Will have appetizers and limited beer/wine
- Confirmation of Newsletter
 - BOD approved Newsletter
- Annual Meeting
 - Annual Meeting – February 27, 2017
 - Sign will be posted two weeks before meeting
 - TOPICS
 - Will invite Charley and Brad from City (regarding snow removal etc)

- Landscaping
 - Entry
 - Annual Planting
 - Increase budget or do ourselves
 - New landscaper
 - City Matters
 - Snowplowing and state of roads
 - CP Water Conservation
 - Fire mitigation/goats- probably save for GO BOD meeting in
Spring
 - Documents – ACTION ITEM- CND will get H-S there?
- Snowplowing of Neighborhood
 - City of CP has a system regarding priority of plowing – Brad manages the first pass
 - HO's concern regarding plowing – doesn't know order of plow system
 - ACTION ITEM- Will put snow on agenda for Annual meeting – Skip will invite Brad to annual meeting
- Holiday Lights- Comments, Feedback
 - Keep the lights we have for one more year
 - Good feedback – everyone loved it
- Other Business/Issues
 - Welcome Committee

- Tasha – taking lead on welcome committee
- ACTION ITEM- Briea will work with Charley to send out proxies and will provide forms
- ACTION ITEM- CND will post signed ADR Policy
- Mention at Annual Meeting- shoveling of sidewalks- Annual Meeting Discussion Item “Snow”
- Repetitive/Conflicting Policies Posted on Webpage – ACTION ITEM – CND will review and remove conflicting policies
- Fire Mitigation
 - Table Goats until after Documents- unanimous vote
 - Grants available
 - Will review/table in Spring – Einnar Jensen – with South Metro Fire District (fire mitigation specialist) – invite to meeting in the Spring
- Hounds being left out
 - ACTION ITEM - Tasha will discuss the dogs being left out and defecating in yard
- Issue with trash being left out at homes and bins are left for four days after pickup – in newsletter, resolved for now and will follow up as necessary

Next Meeting

- February 23rd, 2017 6:30 pm at Dukes

Tasha closes meeting at 8:54 pm and Skip seconds