



Glen Oaks Home Owners Association
Castle Pines, Colorado 80108

Meeting Minutes

Glen Oaks HOA
February 23, 2017 6:30 PM
Duke's, Castle Pines

Meeting called to order by Skip Thurnauer at 6:42 pm. Members present: Skip Thurnauer, Briea Berry, Robert Tiddens, Carmen Decker, Tasha Vereblyi, Michelle Brown (new Board Member at large subject to vote at Annual Meeting)

- Approval of Previous Minutes
 - o Skip approves – Bob seconds
- Financial Review – Delinquent Dues, Assessments
 - o Discussed variances – Will discuss at General Annual Meeting
 - Exception- Johnny (Landscaping)-variance much higher than expected and did work without review/approval- not proactive regarding things we could do long-term to save money
 - Look at other options/competitors
 - Water variance the result of landscaping issues
 - o Holiday Lights – expense a bit over budget, however good feedback
 - o ACTION ITEM at Annual Meeting have as Agenda Item- BOD explore new landscaper
 - Additional Plantings in Front – improve aesthetics? What on is community feedback?

- Community plantings? Or it will cost more if we need to hire professionals
 - No changes to most recent documents sent by Charley –
 - YTD 2016- summary – Skip approves and Bob seconds approval
 - 2017- budget projection Skip approves and Bob seconds approval
 - Electrician – For front entry light – ACTION ITEM-CND will call Roberts Home Repair
 - Light is out, check diagnostic, bulb is good
 - Call Bob when they come out
- Annual Meeting
 - February 27, 2017
 - ACTION ITEMS- Michelle – Snacks, cookies and water, Briea- paper products and soft drinks, Tasha will bring wine
 - Approval of General Meeting Minutes - CND ACTION ITEM – Print out January 2016 General Meeting Minutes (15 copies)
 - BOD Nominations
 - CND is up for re-nomination
 - 5-7 for full board
 - Will vote on Michele Brown – Member at Large
 - Streets (varicose veins)
 - Snow Removal
 - Landscaping

- Voting of Michelle Brown as Member at Large
- Four Ds
 - Dog Fence at Corner
 - Dog Barking and Pooping
 - Drainage
 - Document Review
- Tasha – Social Chair
 - Block Party
 - Winter Party
 - Revamp Welcome Committee
- Document Review and Process
 - Comments – HO comments regarding changing voting level/percentage – CND
 ACTION follow up with Elina after General Meeting and comment period to
 determine legality of suggested changes approved by BOD
 - **CND ACTION ITEM – ARC guidelines – can we promulgate in our rules?**
 - Board approved fee for Title Company – Ownership reports \$5.00 a household
 - Skip will discuss process at general meeting – and process going forward
 - Discussion of Rules – after approval process of Bylaws and Declarations
 - Second step in process – Lienholders after approval by HO's if received
 - Need to be sent certified to first lienholders if we do not need to seek
 Court approval of documents and following HO approval
- Other Business/Issues

- Welcome Committee
 - Tasha – taking lead on social committee
 - Michele Brown member at large – vote at Annual Meeting
- Repetitive/Conflicting Policies Posted on Webpage – ACTION ITEM – CND will review and remove conflicting policies

Next Meeting

- February 27th, 2017 7:00 pm Annual Meeting at CPN Metro District

Bob closes meeting at 8:21 pm and Skip seconds