



Glen Oaks Home Owners Association
Castle Pines, Colorado 80108

Glen Oaks BOD Meeting
July 10, 2017 7:00 pm
Duke's Steakhouse

Meeting called to order by Skip Thurnauer at 7:05 pm. Members present: Skip Thurnauer, Bria Berry, Carmen Decker, Michelle Brown, Bob Tiddens. BOD Members not present Tasha Verebelyi. Charley Heard present for review of financials.

- Approval of Minutes
 - Skip moves to approve, Michelle seconds

- Discussion and approval of 2017-2018 Financials
 - Review Final 2017 Budget
 - Discussion of 2017-2018
 - Variances/Large Line Items
 - Accounts receivable- outstanding \$2,236.50
 - Charley will send pre-attorney letter to three delinquent homeowners
 - Use this procedure until governing documents are approved by home owners
 - Block Party – Social budget/meetings
 - Will pare down budget and block party
 - Eliminate winter social
 - Landscaping
 - Last year several necessary repairs so higher
 - Keep budget the same
 - Holiday lights
 - Very good feedback last year – keep same budget
 - Legal fees
 - Will allocate to line item 11a
 - Water

- Had an unusual event but equipment is old
 - Trash- big line item on budget
 - Shop different companies? Briea will shop different trash companies and obtain bids
 - Made adjustments to balance budget
 - Discussion about dues increase-maintenance
 - Dues have not been raised for many years
 - Will include an assumed dues increase in January, 2018 – will increase to \$330
 - Notify HOs of the fact that dues not raised for many years, costs have increased, equipment is faulty and need to prepare for repairs
 - Skip moves to approve to budget with the changes discussed, all BOD members approve
 - Discussion about special assessments – fire mitigation
 - Will plan for next summer possibly in the 2018-2019 budget
- Next steps document approval
 - CND followed up with H-S regarding proceeding with ballot process
 - CND Action Item- prepare ballot for H-S review by end of July, 2017
 - Skip will prepare cover letter to HOs including the ballot with self-addressed stamped envelope – ballots will be returned to Charley
 - Ballots and documents available at summer party for review and approval
- Development of HOA Rules- assessment of needs, issues, priorities, timing
- Other Business/Issues
 - Summer Block Party
 - Saturday, August 19th, 2017
 - Committee meeting occurred on June 19, 2017 and outlined division of labor
 - 4:00 pm to 8:00 pm
 - Cranelli's to supply food and bartender
 - Issues raised by Homeowners
 - Overgrown lawns/dead grass and trees has been an issue
 - Issue on Meadow Rose - Home on corner with dead trees and grass
 - Action Item –Briea will email the owner of the property and Michelle will talk with the renters regarding the issues with the lawn

- Newsletter
 - July 2017
 - Content
 - Briea will go onto CP metro district website to review watering schedule
 - PDF Schedule and put in newsletter
 - Documents
 - Block Party
 - Volunteer Hours for High schoolers
 - Babysitters

Meeting closed at 8:44 p.m.

Next Meeting:

TBD