



Glen Oaks Home Owners Association  
Castle Pines, Colorado 80108

**Glen Oaks BOD Meeting  
April 14, 2016  
Decker's House**

Meeting called to order by Skip Thurnauer at 6:17 pm, CND seconds. Members present: Skip Thurnauer, Briea Berry, Bob Tiddens, Carmen Decker, Tasha Verebelyi.

**Approval of Previous Minutes**

**-Skip moves to approve – Briea seconds**

**Financial Review**

- Second assessment sent**
- No issues**
- Landscaping expense coming up – for plantings, weeding, spring service**
- Legal fees approved from H-S**
- Bob will follow up on delinquent list to the meeting**

**Tax Lien on HOA common property**

- From 2004**
- Action item – pass along to Charlie**

**Newsletter**

- Briea will take over with Tasha**
- Briea received template**
- Twice a year in May and November**
  - Briea will take lead**
- August 13, 2016- summer party**

- Trash cans/bears – can be put out at Sunday at 5 pm
- Will include a “From the President” paragraph
- Trash cans removed within 24 hours of collection
- Babysitters and other services and camp, yard service, mother’s helper, dog service
- Announce CPN/Village events over the summer
- Update on documents
- Update contact info- send to VP of Board
- New library
- Fire mitigation

#### Other Business

##### Summer Party

- Voted to move party to August 13<sup>th</sup> given school calendars
- 4:00 pm to 7:00 pm
- Tasha is approaching HO neighbors regarding location
- Tasha looking into pasta caterer – possibly pizza for kids
- Brewery bar – Bob will contact them
- Dickies – CND can follow up with Julie Warren
- Request emails on sign in sheet at block party

#### New Business

- Neighbor complaint regarding dog barking and dogs howling – official letter to the Board
- Tasha will up – email can be filed to lodge complaint
- Tasha will check noise ordinance and prepare draft letter
- Will follow up with other HO informally regarding dog barking
- Will request Molly on ARC check in status of Palumbo project- was there an ARC request
  - Need record of what they are doing and timetable
  - Need to establish reasonable date not TBD
  - Dead trees- do we have any recourse regarding remedying dead trees

#### Question from Stacy Hoagland re: fences and scrub oak

- Skip called and said that front yard fences not typically
- Backyard are permitted in CPN docs

- Scrub oak- case by case basis – submitted to Arc and will consider
- Skip never heard back from potential HO

### Update Document/ Legal Review – discussion comments

-Amended and restated Articles of Incorporation – Skip moves that Board has no changes, CND seconds

-Amended and Restated Bylaws of GO at CPN Community Association

See notes on the document – received Skip’s notes and CND will provide to H-S following meeting

-Declarations

-In the event of a conflict what prevails?

- Our rules and regulations will prevail over CPN – CND will follow up with Elina regarding whether we can have our rules prevail

-Need a record of renters to contact – member of leasing property need copy of lease agreement and contact information

-Do we include these provisions in rule and regulations or declarations

-Renters should be given copies of HOA documents and must adhere – CND to follow up with Elina regarding terms of lease agreement that we can include

-Where is best place to include lessee’s responsibilities

-Pg. 11- Section 4.4- 60% of members present or by proxy at the annual meeting

Section 4.6- Application of payments – what “account”

Section 4.7 - Define interest rates

Section 5.3- external signage vs advertising

Section 5.5- owner shall maintain and be responsible for removal of plant material, including but not limited to dead trees, grasses and shall maintain proper irrigation –  
Add “weeds debris and dead plant materials”

Section 5.6- review the master – and tighten up that need to clean up feces or on property of other owners

**5.7 – other antennas (aside from major carriers) would be subject to ARC approval – can be more specific in rules and regs**

**Solar Panels- Master had details**

**Added Provision- solar panels refer to Master Association guidelines – review those guidelines in Master HOA guidelines**

**Process- needs to go through ARC review guidelines- should not be visible or offensive to neighbors**

**Section 5.9- Nuisances- add language of enforcement**

**Section 5.10 – Vehicular Parking- 72-hour notice – ask about a provision to remove vehicles to operate snow removal**

**-Bob will look and see if he can find old covenants regarding language – consider for rules and regulations**

**Section 5. 14- temporary signs – must be removed within 24 hours**

**Section 5.17 – Trash Removal Restriction-**

**-No garbage cans maintained visible from the street – or from neighbor’s property**

**-Dumpsters and roll offs- how long can they be on property – address large construction containers/roll offs – subject to ARC approval – beyond 6 months needs to be reapproved  
-reasonable and prudent activity - within 6-month period and construction containers and debris must be maintained**

**-Molly – need to request that she address with Palumbos regarding finishing outdoor projects, scaffolding, refuse disposal**

**Pick up at Article 6 at page 22**

**Next Meeting**

**-April 28<sup>th</sup>, 2016 at Tasha’s at 6:30 pm**

**Adjourned at 9:44 pm**