



Glen Oaks Home Owners Association  
Castle Pines, Colorado 80108

**Glen Oaks BOD Meeting  
April 28, 2016  
Tasha Verebelyi's House**

Meeting called to order by Skip Thurnauer at 6:50 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**

**Email from City Councilman - Skip met with him and discussed snow removal issues and discussed improvement**

**-Empty grocery stores – development – will be some infrastructure development**

**Amendment A – no transparency – need more discussion and minimum time allowed to approve**

**City of Castle Pines North – CPN opposes increased taxes**

**Tax Lien Issue**

**Tax shark revenue- she is scouring books - \$150 for first track and \$93 for second track**

**All vote to take care of issue and pay lien**

**Old Business**

**-Old article – open garage door issue- criminals and unsightliness**

**-Covenants – language that garage door used for ingress or egress and up to Board to be objective regarding when it is acceptable for projects etc**

**-Defer to counsel regarding garage door and up to Board when it becomes a nuisance or unattended open garage door is an invitation**

**-No solicitation – reconsider a sign**

## **Continuation of Document Review – Declarations**

**-Large containers -containers subject to ARC 6.8**

**Pg. 23-**

**Article 6 - add solar panels**

**Including but not limited to hot tubs and external telecommunication devices**

**Pg. 24 – Specify subject to CPN master design committee- clarify**

**Pg. 23**

**6.2(d) add language -- “or common area”**

**6.2(h)- Within a reasonable time approved by committee –**

**If not conformant can we as HOA remedy at owner’s expense or lien on house in same amount – can we do that – INQUIRE with H-S regarding whether we can do work as HOA and bill owner**

**6.6 –**

**Change 60 days to 30 days**

**Notice – via electronic transmission**

**6.7 – Owner must request extension in writing 10 days before the deadline**

**Article 7 –**

**Is there a minimum of insurance – or minimum amount recommendation**

**Check with Charlie on paying renewal fees for insurance**

**7.9- discuss with H-S regarding the language and whether this language puts us at risk**

**7.17- Destruction to or Destruction on Lots**

**Within 30 days or submit a plan for approval by the ARC**

## **Financial Review**

**-Second assessment sent**

**-No issue**

**-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**

**8.3(i) – eliminate entirely**

**Pg. 35 –**

**Do we need a list of reasonable fines and where do put it and what document and how do we establish fines – per diem monetary fine, liens and what is reasonable standards as guidelines  
-Fines day of notice from HOA BOD and Arc- what is customary and reasonable – with accrued interest**

**Check with H-S on interest**

**Check on whether public streets/maintenance**

**Next Steps-**

**CND arrange meeting with Skip and H-S and send documents for review-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**

**Next Meeting**

**-TBD at 6:30 pm**

**Adjourned at 8:56 pm**