



Glen Oaks Home Owners Association  
Castle Pines, Colorado 80108

**Glen Oaks BOD Meeting  
June 13, 2016  
Briera Berry's House**

Meeting called to order by Skip Thurnauer at 6:25 pm, CND seconds. Members present: Skip Thurnauer, Briera Berry, Bob Tiddens, Carmen Decker, Elina Gilbert, attorney with Hindman Sanchez.

**Approval of Previous Minutes**

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

**Document Review with Elina**

**-Approved moving forward with completion of 7 remaining policies needed under state law**

**-HO has to follow more restrictive covenants – both apply and HO has to follow both and most restrictive**

**-Add leasing language to declarations- snow removal and lawn care – language to add if renters do not comply – HOA has right to evict**

**-Can add fines, lien rights**

**-Contact for renters in event of emergency or issues**

**-6 month minimum lease term**

**-Copy of lease to association**

**-Must comply with all rules and regulations and covenants – HO will be responsible**

**-Add eviction language**

**-4.4- Law changing, Make it part of budget process**

**-4.6- what account?-discusses how we apply partial payments**

**-4.7- define interest rates (not standard plus) – at rate established by BOD – standard 18 or 21%**

**-We will set at 21%**

**5.3- define advertising vs signage in a policy**

**5.5 – maintenance – add weeds, debris and dead plant material and shall maintain proper irrigation**

**5.6- add clean up feces on common areas and lots – will add nuisance language regarding barking**

**5.7- language regarding approval - can't require approval for FCC**

**Solar panels- goes through ARC review guidelines and criteria in rules that are in compliance with all association docs and ARC review**

**Section 5.9- Nuisances- catch all and covered under enforcement**

**5.10- vehicular parking – allow for towing if vehicle blocking ingress and egress  
72 hours-notice of towing**

**-Keep language in declarations but we don't have jurisdiction as public streets**

**-Signs must be removed within 48 hours of event conclusion**

**Section 5.17 – Trash Removal Restriction-**

**-No garbage cans maintained visible from the street – or from neighbor's property – cannot be seen from street**

**-Rule regarding 5:00 pm on day before trash day and removed within 24 hours**

**-Elina will provide sample documents for Rules**

**-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**

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

**Pg. 23**

**6.2(d) add language -- "or common area"**

**6.2(h)- Within a reasonable time approved by committee – lien if in violation of covenant**

**6.6 –  
Change 60 days to 30 days**

**Notice – via electronic transmission**

**6.7 – Put in rules that owner must request extension in writing 10 days before the deadline**

**Article 7 –**

**7.1- Is there a minimum of insurance – or minimum amount recommendation  
Needs to be appraised – to be determined what is sufficient- should have insurance agent to  
check on this with**

**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 - no  
gives us more flexibility**

**7.17- Destruction to or Destruction on Lots  
Within 30 days or submit a plan for approval by the ARC within 30 days**

**8.3(i) – eliminate entirely**

**Use restrictions- garage doors must be closed other than normal ingress and egress and when  
garages are in use**

**Pg. 35 – Put in rules – in enforcement policy need to draft the additional 8 policies- only have  
collection policy**

**Do we need a list of reasonable fines – put in enforcement policy and we can 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**

#### **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**

#### **Other Business**

- Planters in entrance – looks overgrown
- Johnny mowed sprayed and turned on sprinklers
- Do we need him to plant?
- Get Johnny to weed and plant flowers?
- News letter

#### **Next Steps-**

1. H-S will make changes and will get redlined copy – second draft in 2 weeks
2. Annotations will be kept in
3. Final form once approved by BOD and then get mailed out for approval
4. When mail out- do we keep annotations – no keep in final draft- H-S will prepare cover letter and consent
5. Have meeting for Q and A – with HOs
6. \*\*\*CND to scan Skip's note on bylaws and send to H-S

#### **Next Meeting**

**-June 30<sup>th</sup> at 6:00 am – Bob Tiddens House**

Adjourned at 8:30 pm