



Glen Oaks Home Owners Association
Castle Pines, Colorado 80108

Meeting Minutes

Glen Oaks HOA
September 7, 2016 6:30 PM
The Ridge, Castle Pines

Meeting called to order by Skip Thurnauer at 6:44 pm. Members present: Skip Thurnauer, Briea Berry, Carmen Decker, Tasha Verebelyi, Molly Lush and Anne Beaudry (New ARC Member)

Approval of Previous Minutes

Skip approves – Briea seconds

Financial Review

- Discussed status of party and invoices
- Financials look good to date
- Approved invoice from landscapers

HOA Party Summary/Discussion

Good feedback- best to date

Need more for teenagers

Look at getting slack line and more activities for teens

Henna Tattoos

Palm reader

Water balls

Horseshoes/Corn hole

Make it longer – 4 to 8

Legal Review – status revisions, discussion about gaining neighborhood approvals

Discussion re: new docs and comments

- **CND – follow up with Elina on rules and fine schedule**
- **CND- follow up on status of final documents – obtain timeline re when we will have the final documents to submit GO HO**
- **Then schedule meeting to discuss with HOs**
- **TO DO:**
 - Get final docs from H-S and review (send comments from previous minutes 8/4/2016)
 - Can we have HOs waive service via mail
 - Skip to prepare cover letter and send documents via email first
 - If mailed- does it need to be certified/return receipt etc?
- **CND- when send approved minutes advise Kim of next Board meeting date**
- **Investment of Reserves**
 - **Question regarding whether we need to invest our reserves - CND follow up with H-S**

Buffalo Ridge cut through Glen Oaks- update

- **Bollard issue – letters sent to Buffalo Ridge HOA**
 - Recently received response from Buffalo Ridge HOA
 - Issue has been resolved

ARC issues

- Discussed email from Brad Meyering re Shanahan project
 - Contingency of approval by ARC is that the HOs need to reseed the access paths that contractors used to the work by completion of the project
- Michelle Jones- has plastic down and wants to put down rocks/mulch, contractor is not responsive
 - ARC form needs to be filled out and approved if extended past 6 months
- Other?

Front Entrance Maintenance

-Need to do additional plantings

-Sides do not match

-Need to evaluate obtaining landscaping plan

-Action item before next spring- come up with landscaping plan and obtain bids

-Raise at annual meeting

-Landscaping project for Entry

-Sprinklers/plantings – golf course mows grass very low so need to add more sprinkler

heads

-Fire mitigation- do we need an assessment for fire mitigation, evaluate goat option

for next summer

-Company mowing open space- have Hughes, Weston, Yawning Bear, Emerald Isle bid a

landscape design plan for front entry

Street Maintenance

- Recently City did patch repairs on Glen Oaks avenue – not aesthetically pleasing

- Action item- Briea will contact Brad about the aesthetics and to discuss any safety concerns

Newsletter

-Next newsletter- after we have legal docs will send newsletter with notice of meeting re document review

Content-

-Winter social - save the date

-Block party photos

-Address shoveling and sidewalk- must be clear within 24 hours

-Address cul de sac plowing

-New neighbors welcome to the neighborhood

-Legal docs-

-Can we provide instructions regarding what HOAs need to do with regard to legal

docs

-Halloween notice regarding safety

-Annual meeting date

Other

-Barking dogs on Oakview

-Per Douglas County Municipal Code 998-100 need to correct problem within 7 days from written warning

-Action item- Tasha will write warning letter re dogs barking to advise of potential consequences

Next Meeting

- October 19, 2016 at 6:30 pm at the Ridge

Tasha closes meeting at 8:40 pm and Skip seconds